

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 LYONS STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,590,000

&

\$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,609,999

Property type

House

Suburb

Mount Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 LYONS STREET MOUNT WAVERLEY VIC 3149	\$1,665,000	05-Apr-25
16 LAURA GROVE MOUNT WAVERLEY VIC 3149	\$1,628,000	01-Mar-25
2 JOSEPHINE AVENUE MOUNT WAVERLEY VIC 3149	\$1,677,000	17-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2025



4 LYONS STREET MOUNT WAVERLEY VIC 3149

 3  2  3

Sold Price ^{RS} **\$1,665,000** Sold Date **05-Apr-25**

Distance **0.07km**



16 LAURA GROVE MOUNT WAVERLEY VIC 3149

 3  1  2

Sold Price **\$1,628,000** Sold Date **01-Mar-25**

Distance **0.59km**



2 JOSEPHINE AVENUE MOUNT WAVERLEY VIC 3149

 3  1  2

Sold Price ^{RS} **\$1,677,000** Sold Date **17-May-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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