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

9 Lynden Grove, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,380,000		&		\$1,480,000				
Median sale price									
Median price	\$1,652,500	Pro	Property Type Hou		ISE		Suburb	Mount Waverley	
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 Stocks Rd MOUNT WAVERLEY 3149	\$1,460,000	25/03/2025
2	28 Tarella Dr MOUNT WAVERLEY 3149	\$1,480,000	18/03/2025
3	18 Outlook Rd MOUNT WAVERLEY 3149	\$1,450,000	06/02/2025

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 six months.

This Statement of Information was prepared on:

23/07/2025 22:12



9 Lynden Grove, Mount Waverley Vic 3149

JellisCraig





Property Type: House Agent Comments

Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price Year ending June 2025: \$1,652,500

Comparable Properties

	1 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG) 1 1 1 3 Price: \$1,460,000 Method: Sold Before Auction Date: 25/03/2025 Property Type: House (Res) Land Size: 725 sqm approx	Agent Comments
Recovers	28 Tarella Dr MOUNT WAVERLEY 3149 (REI/VG) 3 1 2 Price: \$1,480,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 760 sqm approx	Agent Comments
734m	18 Outlook Rd MOUNT WAVERLEY 3149 (REI/VG) 2 1 2 - Price: \$1,450,000 Method: Sold Before Auction Date: 06/02/2025 Property Type: House (Res) Land Size: 734 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.