

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 between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,652,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2024

to

30/06/2025

Source

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.

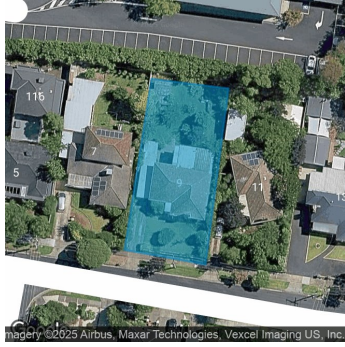
	Address of comparable property	Price	Date of sale
1	1 Stocks Rd MOUNT WAVERLEY 3149	\$1,460,000	25/03/2025
2	28 Tarella Dr MOUNT WAVERLEY 3149	\$1,480,000	18/03/2025
3	18 Outlook Rd MOUNT WAVERLEY 3149	\$1,450,000	06/02/2025

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



Property Type: House

Agent Comments

Comparable Properties



1 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx



28 Tarella Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,480,000

Method: Private Sale

Date: 18/03/2025

Property Type: House

Land Size: 760 sqm approx



18 Outlook Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Sold Before Auction

Date: 06/02/2025

Property Type: House (Res)

Land Size: 734 sqm approx