

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

5/216-218 LAWRENCE ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Unit

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

3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149	\$728,300	07-Jan-25
4/439 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$760,000	05-Jul-25
2/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149	\$776,000	22-Feb-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



3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price

\$728,300

Sold Date

07-Jan-25

Distance

0.04km



4/439 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price

^{RS} **\$760,000**

Sold Date

05-Jul-25

Distance

1.34km



2/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149

2 2 -

Sold Price

\$776,000

Sold Date

22-Feb-25

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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