

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 LANG 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

17B WINDSOR AVENUE MOUNT WAVERLEY VIC 3149	\$1,390,000	05-Jul-25
2/6 BRIGGS STREET MOUNT WAVERLEY VIC 3149	\$1,309,000	15-Jun-25
25 BECKETT STREET CHADSTONE VIC 3148	\$1,502,000	05-Apr-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: 04 August 2025



17B WINDSOR AVENUE MOUNT
WAVERLEY VIC 3149

4 3 2

Sold Price

^{RS}\$1,390,000

Sold Date

05-Jul-25

Distance

1.18km



2/6 BRIGGS STREET MOUNT
WAVERLEY VIC 3149

4 3 2

Sold Price

^{RS}\$1,309,000

Sold Date

15-Jun-25

Distance

0.9km



25 BECKETT STREET CHADSTONE
VIC 3148

4 3 2

Sold Price

^{RS}\$1,502,000

Sold Date

05-Apr-25

Distance

1.23km

RS = Recent sale UN = Undisclosed Sale

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