

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

10b Leyland Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000

&

\$1,680,000

Median sale price

Median price \$1,350,250

Property Type Townhouse

Suburb Mount Waverley

Period - From 25/03/2025

to

24/03/2026

Source Property Data

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	1/1 Fir Ct MOUNT WAVERLEY 3149	\$1,699,000	21/03/2026
2	1/15 Windsor Av MOUNT WAVERLEY 3149	\$1,528,000	28/02/2026
3	3/298 High Street Rd MOUNT WAVERLEY 3149	\$1,650,000	18/01/2026

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:

25/03/2026 11:59



4 3 2

Property Type: Townhouse
Land Size: 291 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,680,000
Median Townhouse Price
25/03/2025 - 24/03/2026: \$1,350,250

Comparable Properties



1/1 Fir Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,699,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 365 sqm approx



1/15 Windsor Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,528,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 294 sqm approx



3/298 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 18/01/2026
Property Type: Townhouse (Res)
Land Size: 920 sqm approx