

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

141 Lawrence Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2025

to 31/03/2026

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	20 St Johns Wood Rd MOUNT WAVERLEY 3149	\$1,452,500	07/06/2026
2	354 Highbury Rd MOUNT WAVERLEY 3149	\$1,425,000	07/03/2026
3			

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:

16/06/2026 11:04



 4  2  2

Property Type:
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,475,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



20 St Johns Wood Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,452,500
Method: Private Sale
Date: 07/06/2026
Property Type: House
Land Size: 847 sqm approx



354 Highbury Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  3

Price: \$1,425,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 723 sqm approx

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481