## 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

24 Lynden Grove, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,700,000		&		\$1,850,000			
Median sale price								
Median price	\$1,631,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Midway St MOUNT WAVERLEY 3149	\$1,865,000	24/05/2025
2	28 Leeds Rd MOUNT WAVERLEY 3149	\$1,653,000	03/04/2025
3	8 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,600,000	27/02/2025

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:

30/05/2025 16:18

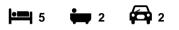


24 Lynden Grove, Mount Waverley Vic 3149



Tori Liu





**Property Type:** House **Land Size:** 776 sqm approx Agent Comments 8849 8088 0430 479 889 toriliu@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price Year ending March 2025: \$1,631,000

# Comparable Properties

7 Midway St MOUNT WAVERLEY 3149 (REI)   4 2 2   Price: \$1,865,000   Method: Auction Sale   Date: 24/05/2025   Property Type: House   Land Size: 652 sqm approx	Agent Comments
28 Leeds Rd MOUNT WAVERLEY 3149 (REI) 5 2 2 2 Price: \$1,653,000 Method: Private Sale Date: 03/04/2025 Property Type: House Land Size: 660 sqm approx	Agent Comments
8 Darbyshire Rd MOUNT WAVERLEY 3149 (REI) 5 3 2 Price: \$1,600,000 Method: Private Sale Date: 27/02/2025 Property Type: House Land Size: 728 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.