

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

3/111 Lemont Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,360,000

Property Type Townhouse

Suburb Mount Waverley

Period - From 22/07/2025

to

21/07/2026

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	2/10 Dorgan St MOUNT WAVERLEY 3149	\$1,120,000	23/05/2026
2	3/17 Forster Rd MOUNT WAVERLEY 3149	\$950,000	21/05/2026
3	2/6 Harry Ct MOUNT WAVERLEY 3149	\$1,006,500	03/05/2026

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:

22/07/2026 13:19

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3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
22/07/2025 - 21/07/2026: \$1,360,000

Comparable Properties



2/10 Dorgan St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,120,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)



3/17 Forster Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$950,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Single)



2/6 Harry Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,006,500
Method: Auction Sale
Date: 03/05/2026
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Account - Jellis Craig | P: 03 88498088