

# 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

3/90 Lemont Avenue, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,280,000

&

\$1,350,000

### Median sale price

Median price

\$1,288,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

24/03/2024

to

23/03/2025

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	1/13 Mckenna Rd GLEN WAVERLEY 3150	\$1,370,000	30/12/2024
2	1/27 Morshead Av MOUNT WAVERLEY 3149	\$1,280,000	10/12/2024
3	375b Waverley Rd MOUNT WAVERLEY 3149	\$1,388,888	26/11/2024

**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:

24/03/2025 14:20



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/13 Mckenna Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 2 3

Price: \$1,370,000  
Method: Private Sale  
Date: 30/12/2024  
Property Type: Townhouse (Single)  
Land Size: 390 sqm approx



1/27 Morshead Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,280,000  
Method: Private Sale  
Date: 10/12/2024  
Property Type: Townhouse (Single)



375b Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 2

Price: \$1,388,888  
Method: Private Sale  
Date: 26/11/2024  
Property Type: Townhouse (Single)