

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

72 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,200,000

&

\$2,420,000

Median sale price

Median price

\$1,557,444

Property Type

House

Suburb

Mount Waverley

Period - From

02/09/2025

to

01/09/2026

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	5 Muir St MOUNT WAVERLEY 3149	\$2,300,000	12/05/2026
2	37 Bizley St MOUNT WAVERLEY 3149	\$2,538,888	30/04/2026
3	28 Trent Ct BURWOOD EAST 3151	\$2,300,000	21/03/2026

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:

02/09/2026 15:33

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Indicative Selling Price

\$2,200,000 - \$2,420,000

Median House Price

02/09/2025 - 01/09/2026: \$1,557,444



5 3 2

Property Type: House

Agent Comments

Comparable Properties



5 Muir St MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$2,300,000

Method: Sale

Date: 12/05/2026

Property Type: House (Res)

Land Size: 717 sqm approx



37 Bizley St MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 3 2

Price: \$2,538,888

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)



28 Trent Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 3 2

Price: \$2,300,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 795 sqm approx

Account - Jellis Craig | P: 03 88498088