

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

80 Leeds Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,700,000

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	5 Pascall St MOUNT WAVERLEY 3149	\$1,680,000	07/03/2026
2	10 Regent St MOUNT WAVERLEY 3149	\$1,770,000	13/12/2025
3	47 Leeds Rd MOUNT WAVERLEY 3149	\$1,670,000	12/12/2025

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:

12/05/2026 12:55

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3 1 1

Property Type: House (Res)
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



5 Pascall St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 1

Price: \$1,680,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 713 sqm approx



10 Regent St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 837 sqm approx

47 Leeds Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$1,670,000
Method: Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 730 sqm approx