

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

9 Lynden Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Mount Waverley

Period - From

11/09/2025

to

10/09/2026

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	26 Lewis St MOUNT WAVERLEY 3149	\$1,201,652	01/09/2026
2	27 Stocks Rd MOUNT WAVERLEY 3149	\$1,320,000	17/07/2026
3	10 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,250,000	09/05/2026

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:

11/09/2026 10:08

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3 1 2

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

11/09/2025 - 10/09/2026: \$1,550,000

Comparable Properties



26 Lewis St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,201,652

Method: Private Sale

Date: 01/09/2026

Property Type: House

Land Size: 654 sqm approx



27 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$1,320,000

Method: Private Sale

Date: 17/07/2026

Property Type: House

Land Size: 708 sqm approx



10 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

2 1 2

Price: \$1,250,000

Method: Private Sale

Date: 09/05/2026

Property Type: House

Land Size: 731 sqm approx

Account - Jellis Craig | P: 03 88498088