

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

11 LEMANA CRESCENT MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

3 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149	\$1,400,000	28-Mar-25
11 KATANDRA COURT MOUNT WAVERLEY VIC 3149	\$1,510,000	22-Feb-25
15 CAMBRIDGE DRIVE GLEN WAVERLEY VIC 3150	\$1,460,000	14-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 20 August 2025



3 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149

 3
  1
  2

Sold Price

\$1,400,000

Sold Date

28-Mar-25

Distance

0.29km


11 KATANDRA COURT MOUNT WAVERLEY VIC 3149

 4
  2
  2

Sold Price

\$1,510,000

Sold Date

22-Feb-25

Distance

0.24km


15 CAMBRIDGE DRIVE GLEN WAVERLEY VIC 3150

 4
  2
  -

Sold Price

\$1,460,000

Sold Date

14-Sep-24

Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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