

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

11/3 Keylana Boulevard, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$1,180,500

Property Type

Unit

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	1/25 Leonie Av MOUNT WAVERLEY 3149	\$850,000	14/04/2026
2	3/26 Munro Av MOUNT WAVERLEY 3149	\$835,000	28/03/2026
3			

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:

28/04/2026 10:39



3 2 2

Rooms: 5
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending March 2026: \$1,180,500

Comparable Properties



1/25 Leonie Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 1

Price: \$850,000
Method: Sold Before Auction
Date: 14/04/2026
Property Type: House (Res)
Land Size: 283 sqm approx



3/26 Munro Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$835,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 199 sqm approx

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.