

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

4/10 LANG ROAD 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2025

to

31 Jul 2026

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

3/20-22 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,005,000	14-Mar-26
3/6 HARRY COURT MOUNT WAVERLEY VIC 3149	\$960,000	11-Jul-26
2/27 PARK ROAD MOUNT WAVERLEY VIC 3149	\$920,555	20-May-26

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: 25 August 2026


**3/20-22 ALBERT STREET MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price

\$1,005,000

Sold Date

14-Mar-26

Distance

1.27km

**3/6 HARRY COURT MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price

^{RS} **\$960,000**

Sold Date

11-Jul-26

Distance

1.59km

**2/27 PARK ROAD MOUNT
WAVERLEY VIC 3149**

 3
  2
  2

Sold Price

\$920,555

Sold Date

20-May-26

Distance

2.4km
RS = Recent sale

UN = Undisclosed Sale

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