

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

\$949,000

&

\$1,043,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,093,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2025

to

31 Aug 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

3/6 HARRY COURT MOUNT WAVERLEY VIC 3149	\$960,000	11-Jul-26
2/6 HARRY COURT MOUNT WAVERLEY VIC 3149	\$1,006,500	03-May-26
5/328-330 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$951,000	19-Sep-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: 22 September 2026



3/6 HARRY COURT MOUNT WAVERLEY VIC 3149

 3
  2
  2

Sold Price

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

Sold Date

11-Jul-26

Distance

1.56km


2/6 HARRY COURT MOUNT WAVERLEY VIC 3149

 3
  2
  2

Sold Price

^{RS} **\$1,006,500**

Sold Date

03-May-26

Distance

1.56km


5/328-330 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

 3
  2
  2

Sold Price

^{RS} **\$951,000**

Sold Date

19-Sep-26

Distance

2.12km
RS = Recent sale

UN = Undisclosed Sale

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