

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

4/3 LEILA STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,099,111

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

1/33 GRENFELL ROAD MOUNT WAVERLEY VIC 3149	\$635,000	08-May-26
3/252 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$650,000	29-Mar-26
2/3 CHARLES STREET MOUNT WAVERLEY VIC 3149	\$661,000	28-Feb-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: 02 August 2026


**1/33 GRENFELL ROAD MOUNT
WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$635,000** Sold Date **08-May-26**

Distance **0.32km**


**3/252 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$650,000** Sold Date **29-Mar-26**

Distance **0.87km**


**2/3 CHARLES STREET MOUNT
WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$661,000** Sold Date **28-Feb-26**

Distance **1.62km**

RS = Recent sale UN = Undisclosed Sale

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