

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 LEYLAND 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

\$1,475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,618,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2024

to

30 Sep 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

7 SUNHILL ROAD MOUNT WAVERLEY VIC 3149	\$1,452,000	06-Sep-25
1 STOCKS ROAD MOUNT WAVERLEY VIC 3149	\$1,460,000	26-Mar-25
6 RAYMOND STREET ASHWOOD VIC 3147	\$1,480,000	27-Jun-25

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: 23 October 2025

**7 SUNHILL ROAD MOUNT
WAVERLEY VIC 3149**

3 1 2

Sold Price ^{RS} **\$1,452,000** Sold Date **06-Sep-25**Distance **1.41km****1 STOCKS ROAD MOUNT
WAVERLEY VIC 3149**

3 1 3

Sold Price **\$1,460,000** Sold Date **26-Mar-25**Distance **1.08km****6 RAYMOND STREET ASHWOOD
VIC 3147**

3 1 2

Sold Price **\$1,480,000** Sold Date **27-Jun-25**Distance **0.91km****RS** = Recent sale **UN** = Undisclosed Sale

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