

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

72 Lechte Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,150,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

21/07/2025

to

20/07/2026

Source

Property Data

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	74b Albert St MOUNT WAVERLEY 3149	\$1,675,000	07/07/2026
2	2/35 Illuka Cr MOUNT WAVERLEY 3149	\$1,605,000	09/05/2026
3	1/16 Orchard St GLEN WAVERLEY 3150	\$1,688,888	28/03/2026

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:

21/07/2026 15:50



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

21/07/2025 - 20/07/2026: \$1,150,000

Comparable Properties



74b Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,675,000

Method: Private Sale

Date: 07/07/2026

Property Type: Townhouse (Single)



2/35 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  3  2

Price: \$1,605,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)



1/16 Orchard St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,688,888

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 371 sqm approx

Account - Barry Plant | P: 03 9803 0400