

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

7 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-------------|-----------|
| 2/5 SELBY STREET MOUNT WAVERLEY VIC 3149 | \$1,330,000 | 25-Feb-26 |
| 2A DONALD STREET MOUNT WAVERLEY VIC 3149 | \$1,365,000 | 07-Feb-26 |
| 3/9 WAVE AVENUE MOUNT WAVERLEY VIC 3149 | \$1,330,000 | 18-Oct-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: 15 April 2026



**2/5 SELBY STREET MOUNT
WAVERLEY VIC 3149**

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Sold Price **\$1,330,000** Sold Date **25-Feb-26**

Distance **0.55km**



**2A DONALD STREET MOUNT
WAVERLEY VIC 3149**

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Sold Price ^{RS} **\$1,365,000** Sold Date **07-Feb-26**

Distance **0.67km**



**3/9 WAVE AVENUE MOUNT
WAVERLEY VIC 3149**

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Sold Price **\$1,330,000** Sold Date **18-Oct-25**

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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