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	40a Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,500,000 & $1,588,888

Median sale price

Median price $1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	13a Kingsley Gr MOUNT WAVERLEY 3149	$1,600,000	14/02/2026
2	27 Wills Av MOUNT WAVERLEY 3149	$1,563,000	06/12/2025
3	7 Beal St MOUNT WAVERLEY 3149	$1,530,000	25/11/2025

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: 18/02/2026 14:13

40a Illuka Crescent, Mount Waverley Vic 3149

Stephen Huang
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4 2 2

Property Type: House
Land Size: 381 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,588,888
Median House Price
December quarter 2025: $1,615,500

Comparable Properties

13a Kingsley Gr MOUNT WAVERLEY 3149 (REI)

5 3 2

Price: $1,600,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments



27 Wills Av MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,563,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

Agent Comments



7 Beal St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,530,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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