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	1/38 Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,362,500 Property Type Townhouse Suburb Mount Waverley

Period - From 14/05/2025 to 13/05/2026 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	6b Judith Ct MOUNT WAVERLEY 3149	$1,550,000	10/04/2026
2	1/9 Dorset St GLEN WAVERLEY 3150	$1,455,000	28/02/2026
3	3/24 Mummery St MOUNT WAVERLEY 3149	$1,522,800	10/12/2025

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: 14/05/2026 22:14

1/38 Illuka Crescent, Mount Waverley Vic 3149

JellisCraig

Tori Liu
8849 8088
0430 479 889
toriliu@jelliscraig.com.au



4 3 2

Property Type: Townhouse (Single)
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
14/05/2025 - 13/05/2026: $1,362,500

Comparable Properties



6b Judith Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)

Agent Comments



1/9 Dorset St GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,455,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments



3/24 Mummery St MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,522,800
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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