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: 1/15 Illuka Crescent, Mount Waverley Vic 3149

## Indicative selling price

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

Range between: $820,000 & $880,000

## Median sale price

Median price: $920,500 Property Type: Unit Suburb: Mount Waverley

Period - From: 17/07/2024 to: 16/07/2025 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 | 2/1 Bristol Ct GLEN WAVERLEY 3150 | $888,000 | 23/05/2025 |
| 2 | 5/3 Keylana Blvd MOUNT WAVERLEY 3149 | $835,000 | 10/05/2025 |
| 3 | | | |

**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: 17/07/2025 14:45

# 1/15 Illuka Crescent, Mount Waverley Vic 3149

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3 1 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$820,000 - $880,000
**Median Unit Price**
17/07/2024 - 16/07/2025: $920,500

## Comparable Properties



**2/1 Bristol Ct GLEN WAVERLEY 3150 (REI)**

3 2 2

**Price:** $888,000
**Method:** Sold Before Auction
**Date:** 23/05/2025
**Property Type:** House (Res)
**Land Size:** 322 sqm approx

Agent Comments



**5/3 Keylana Blvd MOUNT WAVERLEY 3149 (REI/VG)**

3 2 3

**Price:** $835,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Townhouse (Res)

Agent Comments

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.



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