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	26 Larch Crescent, Mount Waverley VIC 3149

Indicative selling price

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

Single price $2,500,000

Median sale price

Median price $1,611,775 Property Type House Suburb Mount Waverley

Period - From 15/03/2025 to 14/09/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44 Leeds Road Mount Waverley VIC 3149	$2,430,000	16/08/2025
12 Bizley Street Mount Waverley VIC 3149	$2,400,000	26/07/2025
257 Lawrence Road Mount Waverley VIC 3149	$2,601,000	14/06/2025

This Statement of Information was prepared on: 15/09/2025