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	5/70-72 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,700,000 & $1,780,000

Median sale price

Median price $1,288,500 Property Type Townhouse Suburb Mount Waverley

Period - From 20/03/2024 to 19/03/2025 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	2/15 Morrison Ct MOUNT WAVERLEY 3149	$1,710,000	08/02/2025
2	1/26 Hayfield Rd MOUNT WAVERLEY 3149	$1,771,000	07/12/2024
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: 20/03/2025 16:48

5/70-72 Larch Crescent, Mount Waverley Vic 3149

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4 3 2

Property Type: Townhouse
Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,780,000
Median Townhouse Price
20/03/2024 - 19/03/2025: $1,288,500

Comparable Properties



2/15 Morrison Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,710,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)
Land Size: 387 sqm approx

Agent Comments



1/26 Hayfield Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,771,000
Method: Auction Sale
Date: 07/12/2024
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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