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	76 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,662,500 Property Type House Suburb Mount Waverley

Period - From 01/04/2025 to 30/06/2025 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	1/10 Montgomery Av MOUNT WAVERLEY 3149	$990,000	02/09/2025
2	53a Albert St MOUNT WAVERLEY 3149	$930,000	09/08/2025
3	1/15 Illuka Cr MOUNT WAVERLEY 3149	$990,000	19/07/2025

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: 25/09/2025 10:53

76 Larch Crescent, Mount Waverley Vic 3149

JellisCraig

Alan Zhang
0402200098
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
June quarter 2025: $1,662,500

Comparable Properties



1/10 Montgomery Av MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $990,000
Method: Private Sale
Date: 02/09/2025
Property Type: Unit
Land Size: 321 sqm approx

Agent Comments



53a Albert St MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $930,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 444 sqm approx

Agent Comments



1/15 Illuka Cr MOUNT WAVERLEY 3149 (REI/VG)

3 1 1

Price: $990,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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