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	2/66 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Mount Waverley

Period - From 12/09/2024 to 11/09/2025 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	1/7-8 Seaton Ct MOUNT WAVERLEY 3149	$1,270,000	06/09/2025
2	2/4 Aurisch Av GLEN WAVERLEY 3150	$1,345,500	16/08/2025
3	1/22 Hilton St MOUNT WAVERLEY 3149	$1,403,000	05/07/2025

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: 12/09/2025 11:40

2/66 Larch Crescent, Mount Waverley Vic 3149

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median Townhouse Price
12/09/2024 - 11/09/2025: $1,320,000

Comparable Properties



1/7-8 Seaton Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Agent Comments

2/4 Aurisch Av GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,345,500
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



1/22 Hilton St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,403,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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