

# 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

2/37 Larch Crescent, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,309,500

Property Type Townhouse

Suburb Mount Waverley

Period - From 19/06/2024

to

18/06/2025

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	22 Trevor Ct MOUNT WAVERLEY 3149	\$1,415,000	10/06/2025
2	1/89-91 Headingley Rd MOUNT WAVERLEY 3149	\$1,465,000	28/05/2025
3	17d Vasey Av MOUNT WAVERLEY 3149	\$1,390,000	24/05/2025

**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:

19/06/2025 17:17



4 3 2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,350,000 - \$1,450,000  
Median Townhouse Price  
19/06/2024 - 18/06/2025: \$1,309,500

Comparable Properties



22 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,415,000  
Method: Private Sale  
Date: 10/06/2025  
Property Type: House (Res)



1/89-91 Headingley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,465,000  
Method: Private Sale  
Date: 28/05/2025  
Property Type: Townhouse (Single)



17d Vasey Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,390,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: House (Res)