#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### 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

Range between \$1,350,000	&	\$1,450,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,309,500	Pro	perty Type To	wnhouse		Suburb	Mount Waverley
Period - From	19/06/2024	to	18/06/2025	Sou	urce	Property	v 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

7,01	aress of comparable property	1 1100	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



Date of sale



Alan Zhang 0402200098 alanzhang@jelliscraig.com.au

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



## Property Type: Townhouse **Agent Comments**

### Comparable Properties



22 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Price: \$1,415,000 Method: Private Sale Date: 10/06/2025

Property Type: House (Res)

**Agent Comments** 



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





Price: \$1,465,000 Method: Private Sale Date: 28/05/2025

Property Type: Townhouse (Single)

Agent Comments



17d Vasey Av MOUNT WAVERLEY 3149 (REI)



Price: \$1,390,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 88498088





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.