

# 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

2/55 Illuka 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

\$860,000

&

\$900,000

### Median sale price

Median price

\$1,020,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

13/02/2025

to

12/08/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/534 Waverley Road Mount Waverley VIC 3149	\$875,000	22/07/2025
1/103-105 Bogong Avenue Glen Waverley VIC 3150	\$850,000	01/05/2025
2/7 Salisbury Court Glen Waverley VIC 3150	\$900,000	07/06/2025

This Statement of Information was prepared on:

13/08/2025