

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

1/81 Larch Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,120,000

&

\$1,230,000

Median sale price

Median price

\$1,341,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

24/02/2025

to

23/02/2026

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	3/21 Charles St MOUNT WAVERLEY 3149	\$1,210,000	13/12/2025
2	1/71 Leeds Rd MOUNT WAVERLEY 3149	\$1,276,000	17/11/2025
3	5 Solstice Wik GLEN WAVERLEY 3150	\$1,255,000	04/10/2025

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:

24/02/2026 12:31

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Indicative Selling Price

\$1,120,000 - \$1,230,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$1,341,000



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/21 Charles St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Single)

Land Size: 260 sqm approx

1/71 Leeds Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

4 - -

Price: \$1,276,000

Method: Sale

Date: 17/11/2025

Property Type: Flat/Unit/Apartment (Res)



5 Solstice Wik GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)

Land Size: 181 sqm approx

Account - Jellis Craig | P: 03 88498088