

# 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

78 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	283 Blackburn Rd MOUNT WAVERLEY 3149	\$951,000	07/03/2026
2	34a Illuka Cr MOUNT WAVERLEY 3149	\$1,142,500	07/02/2026
3	76 Larch Cr MOUNT WAVERLEY 3149	\$1,106,000	18/10/2025

**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: 15/03/2026 22:25



3   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2025: \$1,615,500

## Comparable Properties



**283 Blackburn Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3   1   1

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 07/03/2026

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 413 sqm approx



**34a Illuka Cr MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3   2   1

**Price:** \$1,142,500

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House



**76 Larch Cr MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,106,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 308 sqm approx

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