

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

Single price

\$1,050,000

Median sale price

Median price

\$1,563,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2026

to

31/03/2026

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	1/4 Charles St MOUNT WAVERLEY 3149	\$1,050,000	28/03/2026
2	283 Blackburn Rd MOUNT WAVERLEY 3149	\$951,000	07/03/2026
3	34a Illuka Cr MOUNT WAVERLEY 3149	\$1,142,500	07/02/2026

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:

21/04/2026 21:30



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,050,000

Median House Price

March quarter 2026: \$1,563,000

Comparable Properties



1/4 Charles St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 421 sqm approx



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