

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

1/38 Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,361,500

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

07/05/2025

to

06/05/2026

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	6b Judith Ct MOUNT WAVERLEY 3149	\$1,550,000	10/04/2026
2	1/9 Dorset St GLEN WAVERLEY 3150	\$1,455,000	28/02/2026
3	3/24 Mummery St MOUNT WAVERLEY 3149	\$1,522,800	10/12/2025

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:

07/05/2026 14:07

1/38 Illuka Crescent, Mount Waverley Vic 3149

JellisCraig

Tori Liu
8849 8088
0430 479 889
toriliu@jellisrcraig.com.au



4 3 2

Property Type: Townhouse
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
07/05/2025 - 06/05/2026: \$1,361,500

Comparable Properties



6b Judith Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)



1/9 Dorset St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,455,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



3/24 Mummery St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,522,800
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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