

# 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

33 Summit Crescent, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,702,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 to 31/12/2024 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	38 Diamond Av GLEN WAVERLEY 3150	\$1,750,000	29/10/2024
2	18 Creswick St GLEN WAVERLEY 3150	\$1,615,000	12/10/2024
3	23 Owens Av GLEN WAVERLEY 3150	\$1,650,000	22/09/2024

**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: 19/02/2025 13:41



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 775 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,760,000  
**Median House Price**  
 Year ending December 2024: \$1,702,000

## Comparable Properties



**38 Diamond Av GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx



**18 Creswick St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,615,000  
**Method:** Private Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**23 Owens Av GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 22/09/2024  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx

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