

## 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

16 COWRIE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,393,000

&

\$1,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

6 WYATT COURT GLEN WAVERLEY VIC 3150	\$1,550,000	22-Mar-25
5 DOMINION AVENUE GLEN WAVERLEY VIC 3150	\$1,520,000	29-Jan-25
65 MADIGAN DRIVE GLEN WAVERLEY VIC 3150	\$1,480,000	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 01 April 2025


**6 WYATT COURT GLEN  
WAVERLEY VIC 3150**

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **22-Mar-25**

Distance **0.11km**


**5 DOMINION AVENUE GLEN  
WAVERLEY VIC 3150**

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,520,000** Sold Date **29-Jan-25**

Distance **0.13km**


**65 MADIGAN DRIVE GLEN  
WAVERLEY VIC 3150**

 5
  2
  2

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **01-Mar-25**

Distance **0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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