

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

125 Bogong Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,550,000

 &

\$1,650,000

Median sale price

Median price

\$1,630,000

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/10/2024

 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	25 Leicester Av GLEN WAVERLEY 3150	\$1,665,000	13/02/2025
2	119 Bogong Av GLEN WAVERLEY 3150	\$1,700,000	14/12/2024
3	35 Margate Cr GLEN WAVERLEY 3150	\$1,511,000	16/11/2024

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:

14/03/2025 10:57



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2024: \$1,630,000

Comparable Properties



25 Leicester Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,665,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 732 sqm approx

119 Bogong Av GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,700,000
Method: Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 726 sqm approx



35 Margate Cr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,511,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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