

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

29 Snowden Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	18 Kristen CI GLEN WAVERLEY 3150	\$1,416,000	08/03/2025
2	30 Guinevere Pde GLEN WAVERLEY 3150	\$1,483,000	22/02/2025
3	90 Shepherd Rd GLEN WAVERLEY 3150	\$1,481,000	23/11/2024

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:

12/03/2025 13:26



3 2 4

Property Type: House (Previously Occupied - Detached)
Land Size: 658 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2024: \$1,630,000

Comparable Properties



18 Kristen CI GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

4 2 4

Price: \$1,416,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House
Land Size: 651 sqm approx



30 Guinevere Pde GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,483,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 689 sqm approx



90 Shepherd Rd GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,481,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx

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



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