

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

948 Waverley Road, Wheelers Hill Vic 3150

Indicative selling price

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

Range between

\$1,880,000

&

\$2,068,000

Median sale price

Median price

\$1,388,888

Property Type

House

Suburb

Wheelers Hill

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	795 Waverley Rd GLEN WAVERLEY 3150	\$1,980,000	08/03/2025
2	5 Currie Tce GLEN WAVERLEY 3150	\$2,071,000	08/03/2025
3	769 Waverley Rd GLEN WAVERLEY 3150	\$1,750,000	20/11/2024

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:

17/03/2025 13:19



 5  2  2

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,880,000 - \$2,068,000
Median House Price
December quarter 2024: \$1,388,888

Comparable Properties



795 Waverley Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,980,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House
Land Size: 1069 sqm approx



5 Currie Tce GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  2  2

Price: \$2,071,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 612 sqm approx



769 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,750,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888