

# 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

1/578 Waverley Road, 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)

Single price \$1,650,000

### Median sale price

Median price \$1,389,000

Property Type Townhouse

Suburb Glen Waverley

Period - From 23/10/2023

to 22/10/2024

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	1/38 Illuka Cr MOUNT WAVERLEY 3149	\$1,705,000	29/08/2024
2	2/12 Kalonga Ct GLEN WAVERLEY 3150	\$1,628,866	02/07/2024
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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:

23/10/2024 12:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,650,000  
**Median Townhouse Price**  
23/10/2023 - 22/10/2024: \$1,389,000

## Comparable Properties



1/38 Illuka Cr MOUNT WAVERLEY 3149 (REI) Agent Comments



**Price:** \$1,705,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 301 sqm approx



2/12 Kalonga Ct GLEN WAVERLEY 3150 (REI) Agent Comments



**Price:** \$1,628,866  
**Method:** Private Sale  
**Date:** 02/07/2024  
**Property Type:** Townhouse (Single)

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.

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