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

2 West Court, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,750,000		&		\$1,925,000				
Median sale price									
Median price	\$1,702,000	Pro	Property Type Hous		se		Suburb	Glen Waverley	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Kennedy St GLEN WAVERLEY 3150	\$2,380,000	01/01/2025
2	2 Mandowie Rd GLEN WAVERLEY 3150	\$2,188,000	14/12/2024
3	36 Danien St GLEN WAVERLEY 3150	\$1,938,000	29/11/2024

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:

07/03/2025 10:38



2 West Court, Glen Waverley Vic 3150







Property Type: House (Previously Occupied - Detached) Land Size: 771 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price Year ending December 2024: \$1,702,000

Comparable Properties

	27 Kennedy St GLEN WAVERLEY 3150 (REI/VG) 3 1 2 1 Price: \$2,380,000 Method: Private Sale Date: 01/01/2025 Property Type: House Land Size: 727 sqm approx	Agent Comments
696 sqm	2 Mandowie Rd GLEN WAVERLEY 3150 (REI) 3 1 2 Price: \$2,188,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments
Approx.	36 Danien St GLEN WAVERLEY 3150 (VG) 3 - 6 - Price: \$1,938,000 Method: Sale Date: 29/11/2024 Property Type: House (Res) Land Size: 742 sqm approx	Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



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