

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 between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,702,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 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	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



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)

Agent Comments



Price: \$2,380,000
Method: Private Sale
Date: 01/01/2025
Property Type: House
Land Size: 727 sqm approx



2 Mandowie Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$2,188,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 696 sqm approx



36 Danien St GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,938,000
Method: Sale
Date: 29/11/2024
Property Type: House (Res)
Land Size: 742 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000