

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

17 Marbray Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,307,501 Property Type Townhouse Suburb Glen Waverley

Period - From 19/02/2024 to 18/02/2025 Source Property Data

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	2/15 Morrison Ct MOUNT WAVERLEY 3149	\$1,710,000	08/02/2025
2	2/9 Ralton Av GLEN WAVERLEY 3150	\$1,600,000	05/12/2024
3	1/38 Illuka Cr MOUNT WAVERLEY 3149	\$1,705,000	29/08/2024

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: 19/02/2025 19:43