

# 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 335 Gallaghers 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,721,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 to 30/09/2024 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	242 Gallaghers Rd GLEN WAVERLEY 3150	\$1,550,000	18/08/2024
2	252 Gallaghers Rd GLEN WAVERLEY 3150	\$1,470,000	13/07/2024
3			

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: 12/01/2025 19:27



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**Property Type:** Townhouse  
(Single)  
**Land Size:** 409 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending September 2024: \$1,721,000

## Comparable Properties



**242 Gallaghers Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

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**Price:** \$1,550,000  
**Method:** Sold After Auction  
**Date:** 18/08/2024  
**Property Type:** House  
**Land Size:** 712 sqm approx



**252 Gallaghers Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

4   2   4

**Price:** \$1,470,000  
**Method:** Auction Sale  
**Date:** 13/07/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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.

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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