

## 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

1/1 DORSET STREET GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

1/4 BRISTOL COURT GLEN WAVERLEY VIC 3150	\$1,174,000	16-Nov-24
29B MONTEREY AVENUE GLEN WAVERLEY VIC 3150	\$1,156,000	04-Dec-24
2/48 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149	\$1,072,000	22-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 17 April 2025



## 1/4 BRISTOL COURT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,174,000** Sold Date **16-Nov-24**

Distance **0.61km**



## 29B MONTEREY AVENUE GLEN WAVERLEY VIC 3150

4 3 1

Sold Price **\$1,156,000** Sold Date **04-Dec-24**

Distance **1.37km**



## 2/48 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149

4 2 1

Sold Price <sup>RS</sup> **\$1,072,000** Sold Date **22-Mar-25**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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