

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

542 Highbury Road, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,765,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2023

to

31/12/2023

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	251 Burwood Hwy BURWOOD EAST 3151	\$1,380,000	22/12/2023
2	44 Hilltop Cr BURWOOD EAST 3151	\$1,355,000	09/12/2023
3	45 Sugarloaf Cl BURWOOD EAST 3151	\$1,300,000	27/12/2023

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:

15/01/2024 14:56



 3  1  4

Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
December quarter 2023: \$1,765,500

Comparable Properties



251 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,380,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 623 sqm approx



44 Hilltop Cr BURWOOD EAST 3151 (REI)

Agent Comments

 3  1  2

Price: \$1,355,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 587 sqm approx



45 Sugarloaf CI BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Private Sale
Date: 27/12/2023
Property Type: House (Res)