

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 (*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

^{RS}
\$1,072,000

Sold Date

22-Mar-25

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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