

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

1/20 Panoramic Grove, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,009,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/04/2024

to 31/03/2025

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	1/16 Campbell St GLEN WAVERLEY 3150	\$1,152,000	21/06/2025
2	2/33 Mount St GLEN WAVERLEY 3150	\$1,380,000	24/05/2025
3	2/10 Moira Gr GLEN WAVERLEY 3150	\$871,000	12/04/2025

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:

24/06/2025 11:45



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
Year ending March 2025: \$1,009,000

Comparable Properties

1/16 Campbell St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,152,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit
Land Size: 361 sqm approx



2/33 Mount St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit
Land Size: 401 sqm approx



2/10 Moira Gr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$871,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

Account - Roger Davis Wheelers Hill | P: 03 95605000