Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

1/20 Panoramic Grove, Glen Waverley Vic 3150
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Indicative selling price

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

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

Median sale price

Median price	\$1,009,000	Pro	perty Type Un	it		Suburb	Glen Waverley
Period - From	01/04/2024	to	31/03/2025	So	urce	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

Aut	areas or comparable property	1 1100	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



Date of sale







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





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