

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

1/28 Cambridge Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2024 to 30/06/2025 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	2/27 Mckenna Rd GLEN WAVERLEY 3150	\$1,048,000	06/09/2025
2	1/28 Inverell Av MOUNT WAVERLEY 3149	\$1,100,000	30/08/2025
3			

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: 22/09/2025 14:59



3 2 2

Property Type: Unit
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2025: \$1,700,000

Comparable Properties



2/27 Mckenna Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$1,048,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



1/28 Inverell Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 4

Price: \$1,100,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

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.