

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

1/30 RALTON AVENUE 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

1/8 BEACON STREET GLEN WAVERLEY VIC 3150	\$1,780,000	25-Oct-25
4A KAURI GROVE GLEN WAVERLEY VIC 3150	\$1,600,000	20-Sep-25
1/14 LINDWALL STREET GLEN WAVERLEY VIC 3150	\$1,730,000	04-Sep-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: 10 November 2025



1/8 BEACON STREET GLEN
WAVERLEY VIC 3150

4 3 2

Sold Price ^{RS} \$1,780,000 Sold Date 25-Oct-25

Distance 0.77km



4A KAURI GROVE GLEN
WAVERLEY VIC 3150

4 3 2

Sold Price ^{RS} \$1,600,000 Sold Date 20-Sep-25

Distance 1.41km



1/14 LINDWALL STREET GLEN
WAVERLEY VIC 3150

4 3 2

Sold Price \$1,730,000 Sold Date 04-Sep-25

Distance 1.85km

RS = Recent sale UN = Undisclosed Sale

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