

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 CARRAMAR 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

\$3,300,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,655,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 Jun 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

14 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	\$3,310,000	19-Oct-24
13 AITCHISON COURT GLEN WAVERLEY VIC 3150	\$3,330,000	20-Jun-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: 09 July 2025



**14 NOTTINGHAM STREET GLEN
WAVERLEY VIC 3150**

4 5 2

Sold Price **\$3,310,000** Sold Date **19-Oct-24**

Distance **1.24km**



**13 AITCHISON COURT GLEN
WAVERLEY VIC 3150**

5 5 2

Sold Price ^{RS} **\$3,330,000** ^{UN} Sold Date **20-Jun-25**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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