

## 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

10 DOUBELL CLOSE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,665,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2024

to

31 May 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

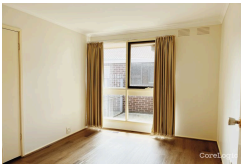
Date of sale

16 NORTHAM STREET GLEN WAVERLEY VIC 3150	\$1,660,000	31-Mar-25
275 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$1,700,000	20-Mar-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: 07 June 2025



**16 NORTHAM STREET GLEN  
WAVERLEY VIC 3150**

4 2 2

Sold Price <sup>RS</sup> **\$1,660,000** Sold Date **31-Mar-25**  
Distance **0.1km**



**275 GALLAGHERS ROAD GLEN  
WAVERLEY VIC 3150**

4 2 2

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **20-Mar-25**  
Distance **1.33km**

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

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