

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

11 Rob Roy Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,806,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2025

to

30/09/2025

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	20 Toolang Ct MOUNT WAVERLEY 3149	\$1,859,000	19/07/2025
2	8 Stableford Av GLEN WAVERLEY 3150	\$1,730,000	17/06/2025
3	1 Park St GLEN WAVERLEY 3150	\$1,820,000	09/05/2025

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:

14/10/2025 17:06



4 2 4

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

September quarter 2025: \$1,806,000

Comparable Properties



20 Toolang Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 1

Price: \$1,859,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 727 sqm approx



8 Stableford Av GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$1,730,000

Method: Sale

Date: 17/06/2025

Property Type: House (Res)

Land Size: 647 sqm approx



1 Park St GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$1,820,000

Method: Sale

Date: 09/05/2025

Property Type: House (Res)

Land Size: 706 sqm approx

Account - Atria Real Estate