

# 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

12 The Quadrangle, 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)

Range between \$970,000 & \$1,060,000

### Median sale price

Median price \$965,000 Property Type Unit 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 | 22 The Quadrangle GLEN WAVERLEY 3150 | \$960,500   | 18/09/2025   |
| 2 | 1/15 Illuka Cr MOUNT WAVERLEY 3149   | \$990,000   | 19/07/2025   |
| 3 | 3/1 Kirstina Rd GLEN WAVERLEY 3150   | \$1,022,000 | 27/05/2025   |

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:

21/09/2025 21:17



3   2   1

**Property Type:** Unit/Townhouse

**Agent Comments**

**Indicative Selling Price**

\$970,000 - \$1,060,000

**Median Unit Price**

Year ending June 2025: \$965,000

## Comparable Properties



**22 The Quadrangle GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3   2   1

**Price:** \$960,500

**Method:** Sold Before Auction

**Date:** 18/09/2025

**Property Type:** House (Res)



**1/15 Illuka Cr MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** Townhouse (Res)



**3/1 Kirstina Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,022,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** Townhouse (Res)

**Land Size:** 201 sqm approx

**Account -** Scott Kim Real Estate Pty Ltd | P: 03 9808 0481