## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	ıle
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Address Including suburb and postcode	

### Indicative selling price

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

Range between \$720,000 & \$790,000

#### Median sale price

Median price	\$965,000	Pro	operty Type Uni	t		Suburb	Glen Waverley
Period - From	06/05/2025	to	05/11/2025	So	urce	pdol	

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/156 Blackburn Rd, GLEN WAVERLEY Vic	\$741,000	04/10/2025
5/6 Edith St, Glen Waverley Vic	\$805,000	09/07/2025
4/461-463 High Street Rd, Mount Waverley Vic	\$790,000	16/10/2025

This Statement of Information was prepared on:	06/11/2025

