

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

2/18 Botanic Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$720,000

&

\$792,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/10/2024

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	2/1 Richard St GLEN WAVERLEY 3150	\$839,500	02/08/2025
2	5/6 Batten St GLEN WAVERLEY 3150	\$640,000	07/06/2025
3	1/28 Jordan Gr GLEN WAVERLEY 3150	\$900,000	19/05/2025

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:

09/10/2025 09:26



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$792,000
Median Unit Price
Year ending September 2025: \$965,000

Comparable Properties



2/1 Richard St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$839,500
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit
Land Size: 410 sqm approx



5/6 Batten St GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 07/06/2025
Property Type: Flat/Unit/Apartment (Res)



1/28 Jordan Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: Unit

Account - Roger Davis Wheelers Hill | P: 03 95605000