

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

22/60 AVENDON BOULEVARD GLEN WAVERLEY VIC 3150

Indicative selling price

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

Single Price

or range
between

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

4/60 AVENDON BOULEVARD GLEN WAVERLEY VIC 3150	\$840,000	20-Oct-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: 23 October 2025



**4/60 AVENDON BOULEVARD
GLEN WAVERLEY VIC 3150**

 3  2  2

Sold Price

^{RS} **\$840,000** Sold Date **20-Oct-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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