

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 FALCONER STREET 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

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 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

5 MOTT COURT GLEN WAVERLEY VIC 3150	\$1,900,000	11-Oct-25
39 CHARLTON STREET MOUNT WAVERLEY VIC 3149	\$2,003,000	06-Sep-25
1 NAPIER COURT MOUNT WAVERLEY VIC 3149	\$1,863,500	04-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.~~

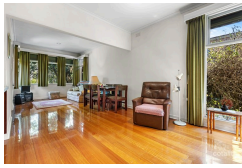
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5 MOTT COURT GLEN WAVERLEY VIC 3150

 3  1  2

Sold Price

^{RS}

\$1,900,000

Sold Date

11-Oct-25

Distance

0.12km



39 CHARLTON STREET MOUNT WAVERLEY VIC 3149

 3  2  2

Sold Price

^{RS}

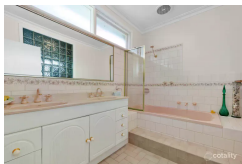
\$2,003,000

Sold Date

06-Sep-25

Distance

1.63km



1 NAPIER COURT MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price

^{RS}

\$1,863,500

Sold Date

04-Oct-25

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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