## 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	28 Angus Drive, Glen Waverley Vic 3150
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000

### Median sale price

Median price	\$1,804,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2025	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

Add	dress of comparable property	Price	Date of sale
1	5 Brent St GLEN WAVERLEY 3150	\$2,480,000	02/06/2025
2	5 Railway Pde GLEN WAVERLEY 3150	\$2,490,000	11/02/2025
3	8 Golden Gr GLEN WAVERLEY 3150	\$2,215,000	08/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 11:02













**Property Type:** House (Res) **Land Size:** 737 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price June guarter 2025: \$1,804,000

# Comparable Properties



5 Brent St GLEN WAVERLEY 3150 (REI)

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Price: \$2,480,000

Method: Sold Before Auction

Date: 02/06/2025

**Property Type:** House (Res) **Land Size:** 762 sqm approx

**Agent Comments** 



5 Railway Pde GLEN WAVERLEY 3150 (REI/VG)

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**Agent Comments** 

Price: \$2,490,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 728 sqm approx



8 Golden Gr GLEN WAVERLEY 3150 (REI/VG)

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Price: \$2,215,000





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Agent Comments

Method: Auction Sale
Date: 08/02/2025
Property Type: House

Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9803 0400





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