

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

28 Angus Drive, Glen Waverley Vic 3150

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

Property 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	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 comparable properties 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



 4  4  2

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

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

Comparable Properties



5 Brent St GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$2,480,000
Method: Sold Before Auction
Date: 02/06/2025
Property Type: House (Res)
Land Size: 762 sqm approx



5 Railway Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$2,215,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House
Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9803 0400