

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

32 ROBERTS 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		or range between	\$2,000,000	&	\$2,200,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,700,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Dec 2024	to	30 Nov 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
13 ROSWELL STREET GLEN WAVERLEY VIC 3150	2158888	12-Nov-25
9 GLENVIEW COURT GLEN WAVERLEY VIC 3150	1965000	09-Dec-25
12 RHODES DRIVE GLEN WAVERLEY VIC 3150	1950000	13-Sep-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: 26 December 2025



**13 ROSWELL STREET GLEN
WAVERLEY VIC 3150**

 3  3  2

Sold Price

2158888 Sold Date **12-Nov-25**

Distance **1.82km**



**9 GLENVIEW COURT GLEN
WAVERLEY VIC 3150**

 5  3  4

Sold Price

RS 1965000 UN Sold Date **09-Dec-25**

Distance **1.12km**



**12 RHODES DRIVE GLEN
WAVERLEY VIC 3150**

 4  3  3

Sold Price

1950000 Sold Date **13-Sep-25**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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