

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

33 Summit Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,702,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2024

to

31/12/2024

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	38 Diamond Av GLEN WAVERLEY 3150	\$1,750,000	29/10/2024
2	18 Creswick St GLEN WAVERLEY 3150	\$1,615,000	12/10/2024
3	23 Owens Av GLEN WAVERLEY 3150	\$1,650,000	22/09/2024

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:

19/02/2025 13:41



Property Type: House (Previously Occupied - Detached)
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending December 2024: \$1,702,000

Comparable Properties



38 Diamond Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 679 sqm approx



18 Creswick St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,615,000
Method: Private Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 769 sqm approx



23 Owens Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 22/09/2024
Property Type: House (Res)
Land Size: 729 sqm approx