

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

4 NARA PLACE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,665,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

6 WYATT COURT GLEN WAVERLEY VIC 3150	\$1,550,000	22-Mar-25
5 DOUBELL CLOSE GLEN WAVERLEY VIC 3150	\$1,588,000	30-Jan-25
2 KARNAK COURT GLEN WAVERLEY VIC 3150	\$1,615,000	08-Feb-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: 20 June 2025



**6 WYATT COURT GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price **\$1,550,000** Sold Date **22-Mar-25**

Distance **0.44km**



**5 DOUBELL CLOSE GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price **\$1,588,000** Sold Date **30-Jan-25**

Distance **0.57km**



**2 KARNAK COURT GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price **\$1,615,000** Sold Date **08-Feb-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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