

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

40 Townsend Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2025

to

31/03/2025

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	125 Bogong Av GLEN WAVERLEY 3150	\$1,650,000	12/04/2025
2	26 Olinda St GLEN WAVERLEY 3150	\$1,762,200	01/04/2025
3	275 Gallaghers Rd GLEN WAVERLEY 3150	\$1,700,000	21/03/2025

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:

23/04/2025 10:37



Property Type: House (Previously Occupied - Detached)
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
March quarter 2025: \$1,700,000

Comparable Properties



125 Bogong Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 720 sqm approx



26 Olinda St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,762,200
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 755 sqm approx



275 Gallaghers Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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