

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

5/2 Mckelvie Court, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$841,888

Median sale price

Median price

\$1,338,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

02/12/2024

to

01/12/2025

Source

Property Data

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	4/1 Mckelvie Ct GLEN WAVERLEY 3150	\$810,000	22/11/2025
2	9/2 Mckelvie Ct GLEN WAVERLEY 3150	\$801,000	23/08/2025
3	14 Tulloch Gr GLEN WAVERLEY 3150	\$830,000	02/07/2025

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:

02/12/2025 10:18



Property Type:
Agent Comments

Indicative Selling Price
\$841,888
Median Townhouse Price
02/12/2024 - 01/12/2025: \$1,338,000

Comparable Properties

4/1 Mckelvie Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$810,000
Method:
Date: 22/11/2025
Property Type: Townhouse (Single)



9/2 Mckelvie Ct GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$801,000
Method: Sale
Date: 23/08/2025
Property Type: Flat/Unit/Apartment (Res)



14 Tulloch Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

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