

# 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

517 High Street Road, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,690,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Glen Waverley

Period - From

17/07/2024

to

16/07/2025

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	608 High Street Rd GLEN WAVERLEY 3150	\$1,600,000	15/07/2025
2	830 High Street Rd GLEN WAVERLEY 3150	\$1,615,000	05/05/2025
3	38 Leeds Rd MOUNT WAVERLEY 3149	\$1,690,000	05/03/2025

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:

17/07/2025 16:38



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,690,000  
**Median House Price**  
17/07/2024 - 16/07/2025: \$1,700,000

## Comparable Properties



**608 High Street Rd GLEN WAVERLEY 3150 (REI)**

**Agent Comments**



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 15/07/2025  
**Property Type:** House  
**Land Size:** 792 sqm approx



**830 High Street Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**



**Price:** \$1,615,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**38 Leeds Rd MOUNT WAVERLEY 3149 (VG)**

**Agent Comments**



**Price:** \$1,690,000  
**Method:** Sale  
**Date:** 05/03/2025  
**Property Type:** House (Res)  
**Land Size:** 754 sqm approx