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 | 517 High Street Road, Glen Waverley Vic 3150 Including suburb and postcode

Indicative selling price

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

Single price \$1,690,000

Median sale price

Median price	\$1,700,000	Pro	perty Type Ho	use		Suburb	Glen Waverley
Period - From	17/07/2024	to	16/07/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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)



Price: \$1,600,000 Method: Private Sale Date: 15/07/2025 Property Type: House

Land Size: 792 sqm approx

Agent Comments



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







Price: \$1,615,000 Method: Private Sale Date: 05/05/2025

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments



38 Leeds Rd MOUNT WAVERLEY 3149 (VG)

Method: Sale



Price: \$1,690,000

Date: 05/03/2025 Property Type: House (Res) Land Size: 754 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.