

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

6/47 Nottingham Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,341,750 Property Type Townhouse Suburb Glen Waverley

Period - From 20/11/2024 to 19/11/2025 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	4/177-181 Blackburn Rd MOUNT WAVERLEY 3149	\$905,000	30/08/2025
2	1/25 Myrtle St GLEN WAVERLEY 3150	\$850,000	05/08/2025
3	1/1 Edna St MOUNT WAVERLEY 3149	\$855,000	30/07/2025

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:

20/11/2025 14:27



3 2 2

Property Type: Townhouse
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median Townhouse Price
20/11/2024 - 19/11/2025: \$1,341,750

Comparable Properties



4/177-181 Blackburn Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

3 1 2

Price: \$905,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



1/25 Myrtle St GLEN WAVERLEY 3150 (VG) Agent Comments

3 - -

Price: \$850,000
Method: Sale
Date: 05/08/2025
Property Type: Flat/Unit/Apartment (Res)



1/1 Edna St MOUNT WAVERLEY 3149 (VG) Agent Comments

3 - -

Price: \$855,000
Method: Sale
Date: 30/07/2025
Property Type: Flat/Unit/Apartment (Res)