Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Gwingana Crescent, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$1,804,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2025	to	30/06/2025		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

1	17 Winterton Dr WHEELERS HILL 3150	\$2,330,000	25/06/2025
2	19a Arlington Dr GLEN WAVERLEY 3150	\$2,220,000	17/05/2025
3	7 Kauri Gr GLEN WAVERLEY 3150	\$2,226,000	07/03/2025

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:	23/07/2025 10:38



Date of sale







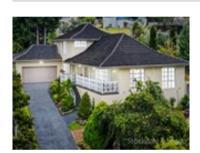
Rooms: 6

Property Type: House Land Size: 962 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** June quarter 2025: \$1,804,000

Comparable Properties



17 Winterton Dr WHEELERS HILL 3150 (REI)

Price: \$2,330,000 Method: Private Sale Date: 25/06/2025 Property Type: House

Land Size: 1243 sqm approx

Agent Comments



19a Arlington Dr GLEN WAVERLEY 3150 (REI/VG)





Agent Comments

Price: \$2,220,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 765 sqm approx



7 Kauri Gr GLEN WAVERLEY 3150 (REI/VG)





Agent Comments

Price: \$2,226,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: House (Res) Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9803 0400



