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 Including suburb and postcode 86 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2025	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	10a Fraser St GLEN WAVERLEY 3150	\$1,238,000	26/04/2025
2	46 Ivanhoe St GLEN WAVERLEY 3150	\$1,331,000	08/03/2025
3	41 Vermont St GLEN WAVERLEY 3150	\$1,390,000	25/01/2025

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:	24/06/2025 10:41
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Date of sale



Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2025: \$1,700,000

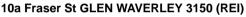
2

Property Type: House Land Size: 655 sqm approx

Agent Comments



Comparable Properties



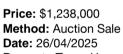
3

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2

1

Agent Comments



Property Type: House (Res) **Land Size:** 487 sqm approx



46 Ivanhoe St GLEN WAVERLEY 3150 (REI)

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Price: \$1,331,000 Method: Auction Sale Date: 08/03/2025 Property Type: House Land Size: 777 sqm approx



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Agent Comments

41 Vermont St GLEN WAVERLEY 3150 (REI/VG)



3





4

Price: \$1,390,000 Method: Sold Before Auction

Date: 25/01/2025

Property Type: House (Res) Land Size: 681 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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