

# 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

86 Ivanhoe Street, Glen Waverley Vic 3150

### Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,700,000

Property 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	Price	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

Maggie Sun

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2025: \$1,700,000



3 2 1

**Property Type:** House

**Land Size:** 655 sqm approx

Agent Comments

## Comparable Properties



**10a Fraser St GLEN WAVERLEY 3150 (REI)**

Agent Comments

3 2 1

**Price:** \$1,238,000

**Method:** Auction Sale

**Date:** 26/04/2025

**Property Type:** House (Res)

**Land Size:** 487 sqm approx



**46 Ivanhoe St GLEN WAVERLEY 3150 (REI)**

Agent Comments

3 1 2

**Price:** \$1,331,000

**Method:** Auction Sale

**Date:** 08/03/2025

**Property Type:** House

**Land Size:** 777 sqm approx



**41 Vermont St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 25/01/2025

**Property Type:** House (Res)

**Land Size:** 681 sqm approx