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	34 ANNANDALE CRESCENT GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,600,000	&	$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,655,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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 6 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
38 EXCALIBUR AVENUE GLEN WAVERLEY VIC 3150	$1,621,000	17-May-25
104 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	$1,758,000	28-Jun-25
85 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	$1,705,000	05-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 14 July 2025

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38 EXCALIBUR AVENUE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS $1,621,000 Sold Date 17-May-25

Distance 0.22km

104 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150

4 2 1

Sold Price RS $1,758,000 Sold Date 28-Jun-25

Distance 0.48km

85 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150

4 2 -

Sold Price RS $1,705,000 Sold Date 05-Jul-25

Distance 0.53km

RS = Recent sale **UN** = Undisclosed Sale

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