

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

3/1 GRACE STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/24 SHIRLEY AVENUE GLEN WAVERLEY VIC 3150	\$632,000	20-Sep-25
5/6 BATTEN STREET GLEN WAVERLEY VIC 3150	\$640,000	07-Jun-25
3/353 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$610,000	06-Oct-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: 27 November 2025


**2/24 SHIRLEY AVENUE GLEN
WAVERLEY VIC 3150**
 1  1  1

 Sold Price **\$632,000** Sold Date **20-Sep-25**

 Distance **0.71km**

**5/6 BATTEN STREET GLEN
WAVERLEY VIC 3150**
 2  1  3

 Sold Price **\$640,000** Sold Date **07-Jun-25**

 Distance **0.82km**

**3/353 SPRINGVALE ROAD GLEN
WAVERLEY VIC 3150**
 -  -  -

 Sold Price **\$610,000** Sold Date **06-Oct-25**

 Distance **1.12km**
RS = Recent sale

UN = Undisclosed Sale

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