

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

\$895,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

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

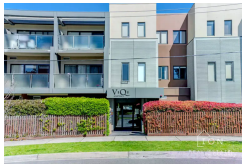
Date of sale

229/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$632,000	29-Oct-25
104/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$606,000	24-Jan-26
816/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$605,000	16-Dec-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.~~

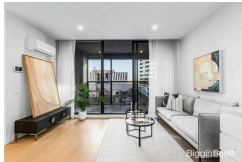
This Statement of Information was prepared on: 16 March 2026



229/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150 Sold Price **\$632,000** Sold Date **29-Oct-25**

 2  2  1

Distance **0.89km**



104/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150 Sold Price ^{RS} **\$606,000** Sold Date **24-Jan-26**

 2  1  1

Distance **0.86km**



816/39 KINGSWAY GLEN WAVERLEY VIC 3150 Sold Price **\$605,000** Sold Date **16-Dec-25**

 2  2  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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