

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

1/4 BOLAN 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2024

to

31 Jul 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

1/10 DELMORE CRESCENT GLEN WAVERLEY VIC 3150	\$1,065,000	29-Mar-25
6/100 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$965,000	12-Jul-25
2/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150	\$1,160,000	23-Jun-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 August 2025


**1/10 DELMORE CRESCENT GLEN
WAVERLEY VIC 3150**

 3
  1
  1

Sold Price **\$1,065,000** Sold Date **29-Mar-25**

Distance **0.27km**


**6/100 SPRINGVALE ROAD GLEN
WAVERLEY VIC 3150**

 3
  2
  1

Sold Price ^{RS} **\$965,000** Sold Date **12-Jul-25**

Distance **1.38km**


**2/16 CAMPBELL STREET GLEN
WAVERLEY VIC 3150**

 3
  2
  2

Sold Price **\$1,160,000** Sold Date **23-Jun-25**

Distance **1.54km**


**1/16 CAMPBELL STREET GLEN
WAVERLEY VIC 3150**

 3
  2
  2

Sold Price ^{RS} **\$1,152,000** Sold Date **21-Jun-25**

Distance **1.54km**

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

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