

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

3/353 SPRINGVALE ROAD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2024

to

31 Aug 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

5/6 BATTEN STREET GLEN WAVERLEY VIC 3150	\$640,000	07-Jun-25
102/24 BOGONG AVENUE GLEN WAVERLEY VIC 3150	\$595,000	15-Aug-25
1201/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$610,000	31-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: 03 September 2025


**5/6 BATTEN STREET GLEN
WAVERLEY VIC 3150**

 2
  1
  3

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

Distance **0.32km**


**102/24 BOGONG AVENUE GLEN
WAVERLEY VIC 3150**

 2
  2
  1

Sold Price ^{RS} **\$595,000** Sold Date **15-Aug-25**

Distance **0.64km**


**1201/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 2
  2
  1

Sold Price **\$610,000** Sold Date **31-Jul-25**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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