

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

1/10 BOYANNA 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

\$950,000

&

\$1,045,000

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

1/841 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	\$990,000	30-Aug-25
6/100 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$965,000	12-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: 02 September 2025


**1/841 HIGH STREET ROAD GLEN
WAVERLEY VIC 3150**

 3
  2
  2

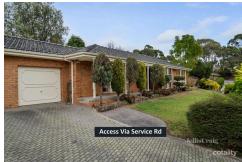
Sold Price

^{RS}
\$990,000

Sold Date

30-Aug-25

Distance

0.49km

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

 3
  2
  1

Sold Price

^{RS}
\$965,000

Sold Date

12-Jul-25

Distance

1.28km
RS = Recent sale

UN = Undisclosed Sale

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