

## 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

853 WAVERLEY ROAD GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 16 NORTHAM STREET GLEN WAVERLEY VIC 3150 | \$1,338,000 | 26-Jul-25 |
| 13 HIGHWOOD DRIVE WHEELERS HILL VIC 3150 | \$1,400,000 | 30-Apr-25 |
| 901 WAVERLEY ROAD GLEN WAVERLEY VIC 3150 | \$1,500,100 | 24-Aug-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 September 2025


**16 NORTHAM STREET GLEN  
WAVERLEY VIC 3150**
 4    2    2

 Sold Price <sup>RS</sup> **\$1,338,000** Sold Date **26-Jul-25**

 Distance **0.43km**

**13 HIGHWOOD DRIVE WHEELERS  
HILL VIC 3150**
 4    2    2

 Sold Price **\$1,400,000** Sold Date **30-Apr-25**

 Distance **1.15km**

**901 WAVERLEY ROAD GLEN  
WAVERLEY VIC 3150**
 4    2    2

 Sold Price <sup>RS</sup> **\$1,500,100** Sold Date **24-Aug-25**

 Distance **0.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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