

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 MANDOWIE 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

\$1,400,000

&

\$1,540,000

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

14 THOMPSON STREET GLEN WAVERLEY VIC 3150	\$1,500,000	10-May-25
9 CLITUS STREET GLEN WAVERLEY VIC 3150	\$1,488,000	31-May-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: 18 September 2025


**14 THOMPSON STREET GLEN
WAVERLEY VIC 3150**
 4
 1
 1

Sold Price

\$1,500,000

Sold Date

10-May-25

Distance

1.06km

**9 CLITUS STREET GLEN
WAVERLEY VIC 3150**
 4
 1
 1

Sold Price

\$1,488,000

Sold Date

31-May-25

Distance

1.88km
RS = Recent sale

UN = Undisclosed Sale

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