

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

2/18 THE OUTLOOK 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 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

1/11 FAIRHILLS PARADE GLEN WAVERLEY VIC 3150	\$1,385,000	10-May-25
2/24 ROBERTS STREET GLEN WAVERLEY VIC 3150	\$1,333,000	16-Aug-25
2/12 OWENS AVENUE GLEN WAVERLEY VIC 3150	\$1,360,000	11-Oct-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: 23 October 2025


**1/11 FAIRHILLS PARADE GLEN
WAVERLEY VIC 3150**

 3
  2
  2

Sold Price **\$1,385,000** Sold Date **10-May-25**

Distance **0.6km**


**2/24 ROBERTS STREET GLEN
WAVERLEY VIC 3150**

 4
  3
  2

Sold Price ^{RS} **\$1,333,000** Sold Date **16-Aug-25**

Distance **1.08km**


**2/12 OWENS AVENUE GLEN
WAVERLEY VIC 3150**

 4
  3
  1

Sold Price ^{RS} **\$1,360,000** Sold Date **11-Oct-25**

Distance **1.3km**

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

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