

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

4/1 MCKELVIE COURT 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

\$708,000

&

\$778,000

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

3/22 TULLOCH GROVE GLEN WAVERLEY VIC 3150	\$680,000	10-Jun-25
4/24 TULLOCH GROVE GLEN WAVERLEY VIC 3150	\$765,000	07-Jun-25
1/19 JANICE ROAD GLEN WAVERLEY VIC 3150	\$750,000	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: 24 October 2025



3/22 TULLOCH GROVE GLEN WAVERLEY VIC 3150

 3
  2
  2

Sold Price **\$680,000** Sold Date **10-Jun-25**

Distance **0.54km**



4/24 TULLOCH GROVE GLEN WAVERLEY VIC 3150

 3
  2
  2

Sold Price **\$765,000** Sold Date **07-Jun-25**

Distance **0.54km**



1/19 JANICE ROAD GLEN WAVERLEY VIC 3150

 2
  1
  1

Sold Price ^{RS} **\$750,000** Sold Date **12-Jul-25**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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