

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

2/7 FAIRHILLS PARADE 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 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

2/54 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	\$1,270,000	09-Aug-25
2/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150	\$1,160,000	23-Jun-25
2/21 HALLOWS STREET GLEN WAVERLEY VIC 3150	\$1,230,000	01-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: 20 November 2025


**2/54 PANORAMIC GROVE GLEN
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,270,000** Sold Date **09-Aug-25**

 Distance **0.87km**

**2/16 CAMPBELL STREET GLEN
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,160,000** Sold Date **23-Jun-25**

 Distance **0.84km**

**2/21 HALLOWS STREET GLEN
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,230,000** Sold Date **01-Jul-25**

 Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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