

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 CRESWICK STREET 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

\$3,600,000

&

\$3,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

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

24 CHAPMAN BOULEVARD GLEN WAVERLEY VIC 3150

\$3,701,000

01-Nov-25

2 BEACON STREET GLEN WAVERLEY VIC 3150

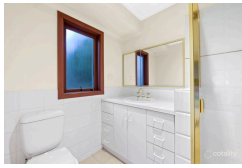
\$3,800,000

14-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: 25 November 2025



**24 CHAPMAN BOULEVARD GLEN
WAVERLEY VIC 3150**

 5
  5
  2

Sold Price ^{RS} **\$3,701,000** Sold Date **01-Nov-25**

Distance **0.92km**



**2 BEACON STREET GLEN
WAVERLEY VIC 3150**

 5
  5
  2

Sold Price **\$3,800,000** Sold Date **14-Oct-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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