

# 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

47 SUMMIT CRESCENT GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Dec 2024

to

30 Nov 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 RUTH COURT GLEN WAVERLEY VIC 3150     | \$1,642,000 | 09-Aug-25 |
| 17 FRASER STREET GLEN WAVERLEY VIC 3150 | \$1,720,000 | 18-Oct-25 |
| 4 NEWTON GROVE GLEN WAVERLEY VIC 3150   | \$1,700,000 | 23-Aug-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: 15 December 2025



### 3 RUTH COURT GLEN WAVERLEY VIC 3150

 3
  2
  2

Sold Price

**\$1,642,000**

Sold Date

**09-Aug-25**

Distance

**0.77km**


### 17 FRASER STREET GLEN WAVERLEY VIC 3150

 3
  1
  1

Sold Price

<sup>RS</sup> **\$1,720,000**

Sold Date

**18-Oct-25**

Distance

**1.32km**


### 4 NEWTON GROVE GLEN WAVERLEY VIC 3150

 3
  1
  2

Sold Price

**\$1,700,000**

Sold Date

**23-Aug-25**

Distance

**1.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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