

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

3 FLORENCE 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

\$3,100,000

&

\$3,300,000

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

6 FERNHILL STREET GLEN WAVERLEY VIC 3150	\$3,200,000	06-Dec-25
326 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$3,225,888	29-Oct-25
2 GROOM COURT GLEN WAVERLEY VIC 3150	\$3,280,000	09-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: 17 December 2025

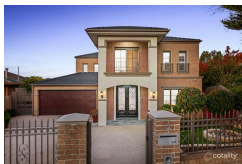

**6 FERNHILL STREET GLEN
WAVERLEY VIC 3150**
 5  3  2

Sold Price ^{RS} **\$3,200,000** ^{UN} Sold Date **06-Dec-25**

Distance **0.87km**

**326 GALLAGHERS ROAD GLEN
WAVERLEY VIC 3150**
 7  4  3

Sold Price ^{RS} **\$3,225,888** ^{UN} Sold Date **29-Oct-25**

Distance **1.74km**

**2 GROOM COURT GLEN
WAVERLEY VIC 3150**
 5  5  2

Sold Price **\$3,280,000** Sold Date **09-Oct-25**

Distance **1.27km**
RS = Recent sale

UN = Undisclosed Sale

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