

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
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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



Anna Du

M 0439 417 961

E Anna.du@juddwhite.com.au



**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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