

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

3/596-598 WAVERLEY ROAD 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,500

Property type

Unit

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

1/15 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$990,000	19-Jul-25
2/27 MCKENNA ROAD GLEN WAVERLEY VIC 3150	\$1,048,000	06-Sep-25
1/10 ROB ROY STREET GLEN WAVERLEY VIC 3150	\$1,000,000	16-Sep-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: 10 December 2025


**1/15 ILLUKA CRESCENT MOUNT
WAVERLEY VIC 3149**

 3
  1
  1

Sold Price **\$990,000** Sold Date **19-Jul-25**

Distance **0.72km**


**2/27 MCKENNA ROAD GLEN
WAVERLEY VIC 3150**

 3
  2
  2

Sold Price **\$1,048,000** Sold Date **06-Sep-25**

Distance **1.48km**


**1/10 ROB ROY STREET GLEN
WAVERLEY VIC 3150**

 3
  1
  2

Sold Price **\$1,000,000** Sold Date **16-Sep-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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