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	$1,160,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 Feb 2025	to	31 Jan 2026	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
1/10 ROB ROY STREET GLEN WAVERLEY VIC 3150	$1,000,000	16-Sep-25
3/9 KURRAJONG AVENUE GLEN WAVERLEY VIC 3150	$1,041,000	08-Nov-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: 18 February 2026

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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**



3/9 KURRAJONG AVENUE GLEN WAVERLEY VIC 3150

3 2 1

Sold Price **$1,041,000** Sold Date **08-Nov-25**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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