

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

1/596 HIGH STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 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

2/3 COMPTON STREET GLEN WAVERLEY VIC 3150	\$950,000	29-Oct-25
1/35 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$847,000	04-Oct-25
5/450-452 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$840,000	08-Dec-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: 02 March 2026


**2/3 COMPTON STREET GLEN
WAVERLEY VIC 3150**

 2
  1
  1

Sold Price **\$950,000** Sold Date **29-Oct-25**

Distance **1.85km**


**1/35 LEE AVENUE MOUNT
WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$847,000** Sold Date **04-Oct-25**

Distance **0.51km**


**5/450-452 HIGH STREET ROAD
MOUNT WAVERLEY VIC 3149**

 2
  1
  1

Sold Price **\$840,000** Sold Date **08-Dec-25**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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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

4/596 HIGH STREET 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

\$800,000

&

\$880,000

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

5/450-452 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$840,000	08-Dec-25
2/3 COMPTON STREET GLEN WAVERLEY VIC 3150	\$950,000	29-Oct-25
1/35 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$847,000	04-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: 20 February 2026



**5/450-452 HIGH STREET ROAD
MOUNT WAVERLEY VIC 3149**

 2  1  1

Sold Price **\$840,000** Sold Date **08-Dec-25**

Distance **1.33km**



**2/3 COMPTON STREET GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$950,000** Sold Date **29-Oct-25**

Distance **1.85km**



**1/35 LEE AVENUE MOUNT
WAVERLEY VIC 3149**

 2  1  1

Sold Price **\$847,000** Sold Date **04-Oct-25**

Distance **0.51km**

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

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