

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

2/596 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2025

to

30 Jun 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

2/1 VASEY AVENUE MOUNT WAVERLEY VIC 3149	\$795,000	11-Apr-26
4/11-13 SALADIN AVENUE GLEN WAVERLEY VIC 3150	\$800,000	28-Mar-26

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: 24 July 2026


**2/1 VASEY AVENUE MOUNT
WAVERLEY VIC 3149**
 2  1  1

Sold Price **\$795,000** Sold Date **11-Apr-26**

Distance **0.88km**

**4/11-13 SALADIN AVENUE GLEN
WAVERLEY VIC 3150**
 2  1  1

Sold Price **\$800,000** Sold Date **28-Mar-26**

Distance **1.91km**
RS = Recent sale

UN = Undisclosed Sale

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