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<br>Including suburb and postcode | 25 SHEPHERD 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 | $3,460,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,732,500 | Property type | House | Suburb | Glen Waverley |
| Period-from | 01 Apr 2025 | to | 31 Mar 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 |
|---|---|---|
| 20 GARWAIN PARADE GLEN WAVERLEY VIC 3150 | $3,580,000 | 16-Feb-26 |
| 24 CHAPMAN BOULEVARD GLEN WAVERLEY VIC 3150 | $3,701,000 | 01-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.

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**20 GARWAIN PARADE GLEN WAVERLEY VIC 3150**

5 5 2

Sold Price RS **$3,580,000** Sold Date **16-Feb-26**

Distance **1.38km**



**24 CHAPMAN BOULEVARD GLEN WAVERLEY VIC 3150**

4 5 2

Sold Price **$3,701,000** Sold Date **01-Nov-25**

Distance **0.85km**

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

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