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	875 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,728,500	Property type	House	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
4 DOMINO COURT WHEELERS HILL VIC 3150	1300000	11-Dec-25
18 VIGGERS PARADE GLEN WAVERLEY VIC 3150	1270000	21-Nov-25
872 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	1261000	27-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: 04 March 2026

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4 DOMINO COURT WHEELERS HILL VIC 3150

4 2 2

Sold Price 1300000 Sold Date 11-Dec-25

Distance 1.18km



18 VIGGERS PARADE GLEN WAVERLEY VIC 3150

3 1 2

Sold Price RS 1270000 UN Sold Date 21-Nov-25

Distance 1.63km



872 HIGH STREET ROAD GLEN WAVERLEY VIC 3150

4 2 2

Sold Price 1261000 Sold Date 27-Sep-25

Distance 1.95km

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

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