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 MELROSE COURT 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	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,732,500	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
3 CRESWICK STREET GLEN WAVERLEY VIC 3150	$1,515,000	16-Jan-26
16 BLENHEIM AVENUE GLEN WAVERLEY VIC 3150	$1,580,800	07-Mar-26
11 CHAPEL STREET GLEN WAVERLEY VIC 3150	$1,628,000	01-Feb-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: 18 March 2026

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3 CRESWICK STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,515,000** UN

Sold Date **16-Jan-26**

Distance **0.81km**



16 BLENHEIM AVENUE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,580,800** UN

Sold Date **07-Mar-26**

Distance **0.81km**



11 CHAPEL STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,628,000**

Sold Date **01-Feb-26**

Distance **1.11km**

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

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