

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

3/1 PINE TREE AVENUE 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

\$900,000

&

\$990,000

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

2/600 Highbury Road Glen Waverley VIC 3150	\$998,000	15-Dec-25
2/3 Compton Street Glen Waverley VIC 3150	\$950,000	29-Oct-25
1/841 High Street Road Glen Waverley VIC 3150	\$990,000	03-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: 23 February 2026


**2/600 Highbury Road Glen
Waverley VIC 3150**

 1
  1
  2

Sold Price **\$998,000** Sold Date **15-Dec-25**

Distance **0.04km**


**2/3 Compton Street Glen
Waverley VIC 3150**

 2
  1
  1

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

Distance **1.56km**


**1/841 High Street Road Glen
Waverley VIC 3150**

 3
  2
  2

Sold Price **\$990,000** Sold Date **03-Sep-25**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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