

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

2/4 HAMMENCE STREET 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

\$1,390,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

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

2/229 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$1,440,000	05-Dec-25
2/18 THE OUTLOOK GLEN WAVERLEY VIC 3150	\$1,410,000	28-Oct-25
1/671 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	\$1,330,000	11-Dec-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: 20 March 2026


**2/229 GALLAGHERS ROAD GLEN
WAVERLEY VIC 3150**
 4
  2
  2

 Sold Price **\$1,440,000** Sold Date **05-Dec-25**

 Distance **0.99km**

**2/18 THE OUTLOOK GLEN
WAVERLEY VIC 3150**
 4
  2
  2

 Sold Price **\$1,410,000** Sold Date **28-Oct-25**

 Distance **1.09km**

**1/671 HIGH STREET ROAD GLEN
WAVERLEY VIC 3150**
 4
  2
  2

 Sold Price ^{RS} **\$1,330,000** ^{UN} Sold Date **11-Dec-25**

 Distance **1.58km**
RS = Recent sale

UN = Undisclosed Sale

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