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 BARBARA 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	$2,430,000	~~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 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
16 BARBARA AVENUE GLEN WAVERLEY VIC 3150	2305000	14-Mar-26
23 EDITH STREET GLEN WAVERLEY VIC 3150	2330000	22-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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16 BARBARA AVENUE GLEN WAVERLEY VIC 3150

4 2 1

Sold Price RS 2305000 Sold Date 14-Mar-26

Distance 0.16km



23 EDITH STREET GLEN WAVERLEY VIC 3150

3 1 2

Sold Price RS 2330000 Sold Date 22-Nov-25

Distance 0.82km

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

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