

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 BUNKER CRESCENT 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

\$1,480,000

&

\$1,600,000

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

Address of comparable property	Price	Date of sale
3 SEATON COURT MOUNT WAVERLEY VIC 3149	\$1,560,000	15-Jan-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: 20 March 2026

**3 SEATON COURT MOUNT
WAVERLEY VIC 3149**

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Sold Price ^{RS} **\$1,560,000** Sold Date **15-Jan-26**Distance **0.42km****RS** = Recent sale**UN** = Undisclosed Sale

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