

## 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

16 CLEMATIS STREET GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### 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

1/13 FAIRHILLS PARADE GLEN WAVERLEY VIC 3150	\$1,280,000	11-Nov-25
2/7 FAIRHILLS PARADE GLEN WAVERLEY VIC 3150	\$1,325,000	03-Dec-25
3/11 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,300,000	06-Mar-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: 31 March 2026


**1/13 FAIRHILLS PARADE GLEN  
WAVERLEY VIC 3150**
 3  -  1

 Sold Price **\$1,280,000** Sold Date **11-Nov-25**

 Distance **1.04km**

**2/7 FAIRHILLS PARADE GLEN  
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,325,000** Sold Date **03-Dec-25**

 Distance **1.1km**

**3/11 MOUNT STREET GLEN  
WAVERLEY VIC 3150**
 3  2  1

 Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **06-Mar-26**

 Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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