

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

2/1 ROLLS COURT 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

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

1/9 EVELYN STREET GLEN WAVERLEY VIC 3150	1180000	09-Feb-26
442A SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	1158000	23-Jan-26
1/33 WATSONS ROAD GLEN WAVERLEY VIC 3150	1115000	19-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: 01 April 2026


**1/9 EVELYN STREET GLEN
WAVERLEY VIC 3150**
 2
  2
  1

Sold Price

^{RS}
1180000

 Sold Date **09-Feb-26**

 Distance **0.53km**

**442A SPRINGVALE ROAD GLEN
WAVERLEY VIC 3150**
 4
  3
  1

Sold Price

1158000

 Sold Date **23-Jan-26**

 Distance **1.85km**

**1/33 WATSONS ROAD GLEN
WAVERLEY VIC 3150**
 2
  2
  2

Sold Price

1115000

 Sold Date **19-Dec-25**

 Distance **1.55km**
RS = Recent sale

UN = Undisclosed Sale

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