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	3/1 PINE TREE 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~~		or range between	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 May 2025	to	30 Apr 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
7/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	$920,000	10-May-25
1/3 FOLKESTONE ROAD GLEN WAVERLEY VIC 3150	$935,000	07-Mar-26
1/14 DELMORE CRESCENT GLEN WAVERLEY VIC 3150	$906,500	02-Dec-24

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 May 2026

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7/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **$920,000** Sold Date **10-May-25**

Distance **0.71km**



1/3 FOLKESTONE ROAD GLEN WAVERLEY VIC 3150

3 2 1

Sold Price RS **$935,000** Sold Date **07-Mar-26**

Distance **0.77km**



1/14 DELMORE CRESCENT GLEN WAVERLEY VIC 3150

3 1 1

Sold Price **$906,500** Sold Date **02-Dec-24**

Distance **0.84km**

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

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