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	5 NORFOLK STREET 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,732,500	Property type	House	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.

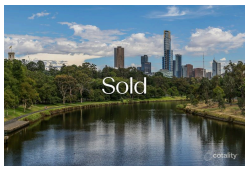
Address of comparable property	Price	Date of sale
7 MARCELLA COURT GLEN WAVERLEY VIC 3150	$1,475,000	27-Feb-26
674 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	$1,450,000	13-Mar-26
61 WINDELLA CRESCENT GLEN WAVERLEY VIC 3150	$1,425,000	20-Dec-25

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: 22 April 2026

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7 MARCELLA COURT GLEN WAVERLEY VIC 3150

4 1 2

Sold Price RS $1,475,000 Sold Date 27-Feb-26

Distance 0.76km



674 WAVERLEY ROAD GLEN WAVERLEY VIC 3150

4 1 1

Sold Price $1,450,000 Sold Date 13-Mar-26

Distance 1.56km



61 WINDELLA CRESCENT GLEN WAVERLEY VIC 3150

5 3 2

Sold Price RS $1,425,000 UN Sold Date 20-Dec-25

Distance 0.84km

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

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