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<br>Including suburb and postcode | 15 TULLOCH GROVE 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 | $1,380,000 | & | $1,480,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,766,750 | Property type | House | Suburb | Glen Waverley |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 THOMAS ARNOLD AVENUE GLEN WAVERLEY VIC 3150 | $1,555,000 | 18-Apr-26 |
| 4 CALLAGHAN AVENUE GLEN WAVERLEY VIC 3150 | $1,225,000 | 08-Apr-26 |
| 9 SANDGATE AVENUE GLEN WAVERLEY VIC 3150 | $1,430,622 | 29-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: 08 July 2026

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**7 THOMAS ARNOLD AVENUE GLEN WAVERLEY VIC 3150**

5 3 2

Sold Price RS $1,555,000 Sold Date 18-Apr-26

Distance 0.13km

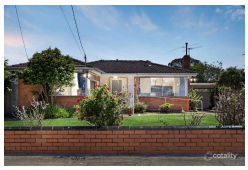


**4 CALLAGHAN AVENUE GLEN WAVERLEY VIC 3150**

3 2 1

Sold Price $1,225,000 Sold Date 08-Apr-26

Distance 0.31km



**9 SANDGATE AVENUE GLEN WAVERLEY VIC 3150**

3 1 1

Sold Price RS $1,430,622 Sold Date 29-Jan-26

Distance 0.72km

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

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