

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

417/2 Snedden Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

24/06/2024

to

23/06/2025

Source

Property Data

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 six 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	602/54 Montclair Av GLEN WAVERLEY 3150	\$766,000	30/05/2025
2	406/2 Snedden Dr GLEN WAVERLEY 3150	\$765,000	22/05/2025
3			

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 six months.

This Statement of Information was prepared on:

24/06/2025 15:54



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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

24/06/2024 - 23/06/2025: \$795,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



602/54 Montclair Av GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$766,000
Method: Sale
Date: 30/05/2025
Property Type: Strata Unit/Flat



406/2 Snedden Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

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 six months.



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