

# 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 Cumberland Court, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,380,000

&

\$1,480,000

### Median sale price

Median price \$1,695,500

Property Type House

Suburb Glen Waverley

Period - From 01/04/2024

to 31/03/2025

Source REIV

### 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	25 Brynor Cr GLEN WAVERLEY 3150	\$1,460,000	05/04/2025
2	32 Knights Dr GLEN WAVERLEY 3150	\$1,348,800	29/03/2025
3	30 Guinevere Pde GLEN WAVERLEY 3150	\$1,483,000	22/02/2025

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:

18/06/2025 10:24

5 Cumberland Court, Glen Waverley Vic 3150

**Jellis  
Craig**

Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

**Indicative Selling Price**

\$1,380,000 - \$1,480,000

**Median House Price**

Year ending March 2025: \$1,695,500



 4  2  2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**25 Brynor Cr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**32 Knights Dr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,348,800

**Method:** Private Sale

**Date:** 29/03/2025

**Property Type:** House

**Land Size:** 651 sqm approx



**30 Guinevere Pde GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,483,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 689 sqm approx

**Account - Jellis Craig** | P: 03 88498088



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