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

10 Crown Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,988,000		&		\$4,380,000				
Median sale price									
Median price	\$1,700,000	Pro	operty Type	Hou	ISE		Suburb	Glen Waverley	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Folkestone Rd GLEN WAVERLEY 3150	\$3,970,000	31/05/2025
2	7 Francis St MOUNT WAVERLEY 3149	\$4,030,000	10/05/2025
3	42 Cypress Av GLEN WAVERLEY 3150	\$4,230,000	07/06/2025

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:

01/07/2025 20:54





Ben He





Property Type: House (Res) **Land Size:** 731 sqm approx Agent Comments 041616 1818 benhe@jelliscraig.com.au

Indicative Selling Price \$3,988,000 - \$4,380,000 Median House Price 01/07/2024 - 30/06/2025: \$1,700,000

Comparable Properties

23 Folkestone Rd GLEN WAVERLEY 3150 (REI) 5 5 2 Price: \$3,970,000 Method: Auction Sale Date: 31/05/2025 Property Type: House (Res) Land Size: 747 sqm approx	Agent Comments
7 Francis St MOUNT WAVERLEY 3149 (REI/VG) 5 5 5 2 Price: \$4,030,000 Method: Auction Sale Date: 10/05/2025 Property Type: House Land Size: 754 sqm approx	Agent Comments
42 Cypress Av GLEN WAVERLEY 3150 (REI) → 5 → 5 → 2 Price: \$4,230,000 Method: Sold Before Auction Date: 07/06/2025 Property Type: House (Res) Land Size: 768 sqm approx	Agent Comments

Account - Jellis Craig Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299



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