

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

33 Diamond Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,750,000

&

\$2,850,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2025

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	5 Golden Gr GLEN WAVERLEY 3150	\$2,977,000	30/03/2025
2	22 Kenilworth Cr GLEN WAVERLEY 3150	\$2,800,000	20/03/2025
3	25 Driftwood Dr GLEN WAVERLEY 3150	\$2,806,000	08/02/2025

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:

04/06/2025 15:15

33 Diamond Avenue, Glen Waverley Vic 3150

**Jellis
Craig**

Stephen Huang

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stephenhuang@jellisrcraig.com.au

Indicative Selling Price

\$2,750,000 - \$2,850,000

Median House Price

March quarter 2025: \$1,700,000



 5  5  2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



5 Golden Gr GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$2,977,000

Method: Auction Sale

Date: 30/03/2025

Property Type: House (Res)

Land Size: 666 sqm approx



22 Kenilworth Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,800,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: House (Res)

Land Size: 652 sqm approx



25 Driftwood Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  5  2

Price: \$2,806,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Jellis Craig | P: 03 88498088



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