

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

4/45 CYPRESS AVENUE 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

17 THE RISE GLEN WAVERLEY VIC 3150	\$1,139,999	26-Feb-25
1/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150	\$1,152,000	21-Jun-25
7/11 WINDSOR STREET BURWOOD EAST VIC 3151	\$1,130,000	21-Jun-25

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: 16 July 2025



17 THE RISE GLEN WAVERLEY VIC 3150

 4  2  2

Sold Price

\$1,139,999

Sold Date

26-Feb-25

Distance

1.74km



1/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150

 3  2  2

Sold Price

^{RS} **\$1,152,000**

Sold Date

21-Jun-25

Distance

1.27km



7/11 WINDSOR STREET BURWOOD EAST VIC 3151

 3  2  2

Sold Price

^{RS} **\$1,130,000**

Sold Date

21-Jun-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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