

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

7 Rythdale Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,720,000

&

\$1,820,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2024

to

30/06/2025

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	4 Nara PI GLEN WAVERLEY 3150	\$1,600,000	26/06/2025
2	15 Mimosa St GLEN WAVERLEY 3150	\$1,832,000	14/06/2025
3	320 Gallaghers Rd GLEN WAVERLEY 3150	\$1,750,000	04/06/2025

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:

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Indicative Selling Price

\$1,720,000 - \$1,820,000

Median House Price

Year ending June 2025: \$1,700,000



 4  2  2

Property Type: House (Res)

Land Size: 693 sqm approx

Agent Comments

Comparable Properties



4 Nara PI GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  2  2

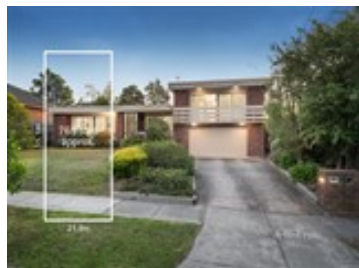
Price: \$1,600,000

Method: Private Sale

Date: 26/06/2025

Property Type: House

Land Size: 711 sqm approx



15 Mimosa St GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,832,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 769 sqm approx



320 Gallaghers Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,750,000

Method: Sold Before Auction

Date: 04/06/2025

Property Type: House (Res)

Land Size: 978 sqm approx

Account - Jellis Craig | P: 03 88498088