

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

2/14 MOIRA GROVE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,661,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

4/45 CYPRESS AVENUE GLEN WAVERLEY VIC 3150	\$1,210,000	09-Aug-25
17 THE RISE GLEN WAVERLEY VIC 3150	\$1,139,999	26-Feb-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: 12 August 2025


**4/45 CYPRESS AVENUE GLEN
WAVERLEY VIC 3150**

 4
  2
  1

Sold Price

^{RS}
\$1,210,000

Sold Date

09-Aug-25

Distance

1.45km

**17 THE RISE GLEN WAVERLEY VIC
3150**

 4
  2
  2

Sold Price

\$1,139,999

Sold Date

26-Feb-25

Distance

1.79km
RS = Recent sale

UN = Undisclosed Sale

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