

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

86 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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	10a Fraser St GLEN WAVERLEY 3150	\$1,238,000	26/04/2025
2	46 Ivanhoe St GLEN WAVERLEY 3150	\$1,331,000	08/03/2025
3	41 Vermont St GLEN WAVERLEY 3150	\$1,390,000	25/01/2025

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:

24/06/2025 10:41

Maggie Sun

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2025: \$1,700,000



3 2 1

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



10a Fraser St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 1

Price: \$1,238,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 487 sqm approx



46 Ivanhoe St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,331,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House

Land Size: 777 sqm approx



41 Vermont St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 1

Price: \$1,390,000

Method: Sold Before Auction

Date: 25/01/2025

Property Type: House (Res)

Land Size: 681 sqm approx

Account - VICPROP | P: 03 8888 1011