

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

27 Sanday Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,695,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2024

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	25 Martin PI GLEN WAVERLEY 3150	\$2,250,000	29/05/2025
2	6 Florence St GLEN WAVERLEY 3150	\$2,145,000	24/05/2025
3	39 Kennedy St GLEN WAVERLEY 3150	\$2,230,000	19/03/2025

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:

05/07/2025 17:45



4 1 2

Rooms: 5
Property Type: House
Land Size: 764 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending March 2025: \$1,695,500

Comparable Properties



25 Martin PI GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$2,250,000
Method: Expression of Interest
Date: 29/05/2025
Property Type: House (Res)
Land Size: 726 sqm approx



6 Florence St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$2,145,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 809 sqm approx



39 Kennedy St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$2,230,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 727 sqm approx