

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

2/24 Roberts Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,258,000

Property Type Townhouse

Suburb Glen Waverley

Period - From 02/07/2024

to

01/07/2025

Source Property Data

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.

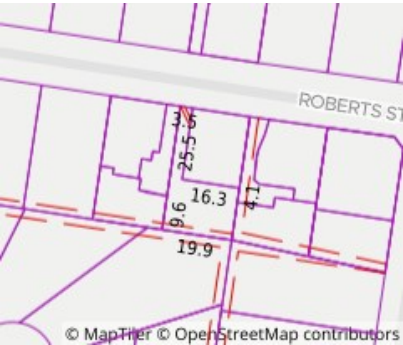
	Address of comparable property	Price	Date of sale
1	1/1 Dorset St GLEN WAVERLEY 3150	\$1,303,000	24/05/2025
2	2/21 Avonhurst Dr GLEN WAVERLEY 3150	\$1,295,000	29/04/2025
3	2/11 Fairhills Pde GLEN WAVERLEY 3150	\$1,370,000	08/03/2025

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:

02/07/2025 18:14



4 3 2

Property Type: Townhouse

Land Size: 368 sqm approx

Agent Comments

Comparable Properties

1/1 Dorset St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,303,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)



2/21 Avonhurst Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,295,000

Method: Private Sale

Date: 29/04/2025

Property Type: Townhouse (Single)



2/11 Fairhills Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 08/03/2025

Property Type: Townhouse (Res)

Land Size: 245 sqm approx