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
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Median sale price

Median price	\$1,258,000	Pro	perty Type T	ownhouse]	Suburb	Glen Waverley
Period - From	02/07/2024	to	01/07/2025	So	ource	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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$1,200,000 - \$1,320,000 **Median Townhouse Price** 02/07/2024 - 01/07/2025: \$1,258,000



Property Type: Townhouse

Land Size: 368 sqm approx

Agent Comments

Comparable Properties

1/1 Dorset St GLEN WAVERLEY 3150 (REI)

Agent Comments

Price: \$1,303,000 Method: Auction Sale Date: 24/05/2025

Property Type: Townhouse (Res)



2/21 Avonhurst Dr GLEN WAVERLEY 3150 (REI)

Price: \$1,295,000





Method: Private Sale Date: 29/04/2025

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



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



Price: \$1,370,000 Method: Auction Sale Date: 08/03/2025

Property Type: Townhouse (Res) Land Size: 245 sqm approx

Account - Jellis Craig | P: 03 88498088





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