

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

1 Railway Parade North, 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	6 Florence St GLEN WAVERLEY 3150	\$2,145,000	24/05/2025
2	39 Kennedy St GLEN WAVERLEY 3150	\$2,230,000	19/03/2025
3	4 Groom Ct GLEN WAVERLEY 3150	\$2,010,000	10/03/2025

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:

12/06/2025 13:36

1 Railway Parade North, Glen Waverley Vic 3150

**Jellis
Craig**

Joyce Liu

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2025: \$1,695,500



 3  2  2

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



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



4 Groom Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,010,000

Method: Sold Before Auction

Date: 10/03/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Account - Jellis Craig | P: 03 88498088



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