## 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

16 Garrisson Drive, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$4,350,000		&		\$4,650,000				
Median sale p	rice								
Median price	\$1,695,500	Pro	operty Type	Hou	ISE		Suburb	Glen Waverley	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Alimar Rd GLEN WAVERLEY 3150	\$4,395,000	07/06/2025
2	33 Rose Av GLEN WAVERLEY 3150	\$4,408,000	10/05/2025
3	5 Rose Av GLEN WAVERLEY 3150	\$4,365,000	22/02/2025

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:

07/07/2025 12:47





Calvin Huang

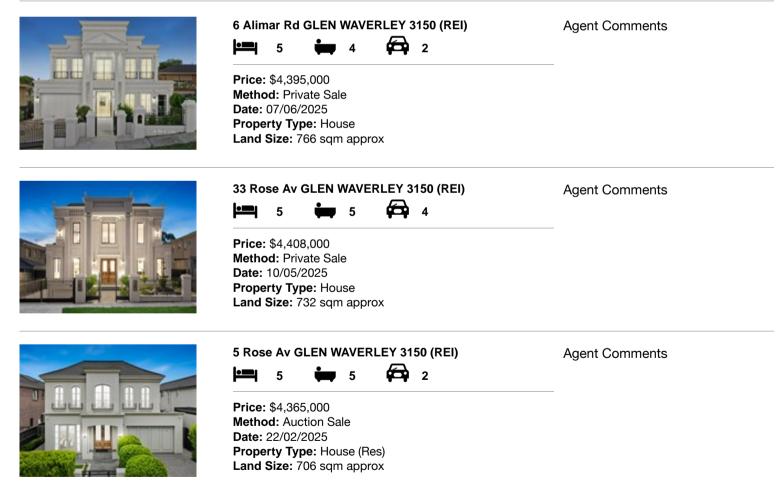




**Property Type:** House Land Size: 741 sqm approx Agent Comments 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au

Indicative Selling Price \$4,350,000 - \$4,650,000 Median House Price Year ending March 2025: \$1,695,500

# Comparable Properties



#### Account - Jellis Craig | P: 03 88498088



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