

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

7 Watsons Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

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	335 Gallaghers Rd GLEN WAVERLEY 3150	\$1,412,800	15/04/2025
2	2 Solar Ct GLEN WAVERLEY 3150	\$1,515,000	15/02/2025
3			

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:

14/05/2025 13:11

7 Watsons Road, Glen Waverley Vic 3150

**Jellis
Craig**

Di Goldsmith

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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



 6  3  1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



335 Gallaghers Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  3  3

Price: \$1,412,800

Method: Sold Before Auction

Date: 15/04/2025

Property Type: House (Res)

Land Size: 409 sqm approx



2 Solar Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,515,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 858 sqm approx

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.

Account - Jellis Craig | P: 03 88498088



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