

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

1/244 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,655,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/206 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$935,000	06-Jun-25
2/5 TOBIAS AVENUE GLEN WAVERLEY VIC 3150	\$1,132,000	03-May-25
1/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150	\$1,152,000	21-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 11 July 2025



2/206 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150

3 2 1

Sold Price

\$935,000

Sold Date

06-Jun-25

Distance

0.44km



2/5 TOBIAS AVENUE GLEN WAVERLEY VIC 3150

3 2 1

Sold Price

\$1,132,000

Sold Date

03-May-25

Distance

1.08km



1/16 CAMPBELL STREET GLEN WAVERLEY VIC 3150

3 2 2

Sold Price

^{RS} **\$1,152,000**

Sold Date

21-Jun-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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