

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

23 Stirling Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2024 to 30/06/2025 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	21 Stirling Cr GLEN WAVERLEY 3150	\$3,082,500	10/04/2025
2			
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.~~

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2025: \$1,700,000



5 4 2

Property Type: House
Land Size: 1052 sqm approx
Agent Comments

Comparable Properties



21 Stirling Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$3,082,500
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House
Land Size: 1051 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.