

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

2/27 McKenna Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$965,000 Property Type Unit 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	2/12 Fraser St GLEN WAVERLEY 3150	\$1,115,000	01/07/2025
2	2/13 Illuka Cr MOUNT WAVERLEY 3149	\$1,112,000	14/06/2025
3	1/20 Torroodun St MOUNT WAVERLEY 3149	\$1,000,000	09/04/2025

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:

14/07/2025 14:37

2/27 Mckenna Road, Glen Waverley Vic 3150

**Jellis
Craig**

Calvin Huang

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

Year ending June 2025: \$965,000



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/12 Fraser St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 1

Price: \$1,115,000

Method: Private Sale

Date: 01/07/2025

Property Type: Unit



2/13 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$1,112,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Unit

Land Size: 253 sqm approx



1/20 Torroodun St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Unit

Account - Jellis Craig | P: 03 88498088



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