

## 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

68 CALLAGHAN AVENUE GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$2,190,000

&

\$2,290,000

### 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

7 KAURI GROVE GLEN WAVERLEY VIC 3150

\$2,226,000

07-Mar-25

16 REGENT STREET MOUNT WAVERLEY VIC 3149

\$2,250,000

22-Apr-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: 16 July 2025



**7 KAURI GROVE GLEN WAVERLEY VIC 3150** Sold Price **\$2,226,000** Sold Date **07-Mar-25**  
Distance **0.34km**

 5  2  2



**16 REGENT STREET MOUNT WAVERLEY VIC 3149** Sold Price **\$2,250,000** Sold Date **22-Apr-25**  
Distance **1.89km**

 5  3  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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