

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

2/1 Richard Street, Glen Waverley VIC 3150

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$912,500

Property Type

Unit

Suburb

Glen Waverley

Period - From

16/12/2024

to

15/06/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 2/46-48 Myrtle Street Glen Waverley VIC 3150 | \$720,000 | 07/06/2025 |
| 2/495 Waverley Road Mount Waverley VIC 3149 | \$760,000 | 09/02/2025 |
| | | |

This Statement of Information was prepared on:

17/06/2025