

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 16/10/26

Property offered for sale

Address
Including suburb and
postcode

1/13-15 JORDAN GROVE GLEN WAVERLEY VIC 3150

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
Unit	3	3	2	91m ²	144m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$850,000

&

\$935,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

\$935,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$932,500	Property type	Unit	Suburb	Glen Waverley
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
424A SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$896,500	30-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	3	1	1	121m ²	233m ²

Comparable property 2

Address	Sale price	Date of sale
2/28 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$860,000	06-Jul-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	2	2	1	75m ²	373m ²

Comparable property 3

Address	Sale price	Date of sale
1/2 HARRIS CRESCENT GLEN WAVERLEY VIC 3150	-	05-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
UNIT	3	2	2	132m ²	360m ²

Reason there are fewer than three comparable properties

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



424A SPRINGVALE ROAD GLEN WAVERLEY VIC 3150

Sold Price **\$896,500** Sold Date **30-May-26**

UNIT

3

1

1

233m²

121m²

Distance **0.71km**

Notes from your agent

The two properties are located approximately 700 metres apart and have similar land sizes. This property has a smaller internal area but presents in better condition, making it more suitable for immediate occupancy. Both are in the same school zone and similar location, supporting strong comparability. Therefore, there is a clear relationship between their sale prices.



2/28 KIRSTINA ROAD GLEN WAVERLEY VIC 3150

Sold Price **\$860,000** Sold Date **06-Jul-26**

UNIT

2

2

1

373m²

75m²

Distance **0.39km**

Notes from your agent

The two properties are located approximately 300 metres apart and have similar land sizes. Both were built around a similar period, supporting strong comparability. However, this property is in an inferior position compared to the subject, being further from shopping and amenities and closer to a main road. These factors suggest a slightly lower appeal, the subject property better school zone

RS = Recent sale UN = Undisclosed Sale

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1/2 HARRIS CRESCENT GLEN
WAVERLEY VIC 3150

Sold Price

RS

-

UN

Sold Date

05-Sep-26

UNIT

 3

 2

 2

 360m²

 132m²

Distance

0.67km

Notes from your agent

The two properties are located approximately 600 metres apart. This property is older in construction, with a similar internal condition to the subject property. It also benefits from a larger land size and no body corporate fees. However, the subject property is positioned in a more favourable location. Considering these factors, there is a clear relationship between their respective sale prices.

RS = Recent sale

UN = Undisclosed Sale

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