

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 GROOM COURT GLEN WAVERLEY VIC 3150

Indicative selling price

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

Single Price

\$3,600,000

or range
between

&

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

40 DIAMOND AVENUE GLEN WAVERLEY VIC 3150	\$3,750,000	09-Jul-25
66 BOGONG AVENUE GLEN WAVERLEY VIC 3150	\$3,530,000	04-Jun-25
77 ORCHARD STREET GLEN WAVERLEY VIC 3150	\$3,600,000	14-Mar-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: 18 July 2025



40 DIAMOND AVENUE GLEN WAVERLEY VIC 3150

 5  5  2

Sold Price ^{RS} **\$3,750,000** Sold Date **09-Jul-25**

Distance **0.33km**



66 BOGONG AVENUE GLEN WAVERLEY VIC 3150

 6  4  2

Sold Price ^{RS} **\$3,530,000** Sold Date **04-Jun-25**

Distance **1.39km**



77 ORCHARD STREET GLEN WAVERLEY VIC 3150

 5  5  2

Sold Price **\$3,600,000** Sold Date **14-Mar-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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