

# 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

2/54 Panoramic Grove, 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)

Single price

\$1,280,000

### Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

22/07/2024

to

21/07/2025

Source

Property Data

### 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 | 2/16 Campbell St GLEN WAVERLEY 3150 | \$1,160,000 | 23/06/2025   |
| 2 | 31 Hinkler Rd GLEN WAVERLEY 3150    | \$1,218,000 | 22/05/2025   |
| 3 | 2/5 Tobias Av GLEN WAVERLEY 3150    | \$1,132,000 | 03/05/2025   |

**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:

22/07/2025 12:55

Jared Wei  
03 8849 8088  
0413 260 872  
jaredwei@jelliscraig.com.au

**Indicative Selling Price**

\$1,280,000

**Median Unit Price**

22/07/2024 - 21/07/2025: \$900,000



3 2 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/16 Campbell St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 23/06/2025

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 327 sqm approx



**31 Hinkler Rd GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,218,000

**Method:** Private Sale

**Date:** 22/05/2025

**Property Type:** Unit

**Land Size:** 397 sqm approx



**2/5 Tobias Av GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,132,000

**Method:** Auction Sale

**Date:** 03/05/2025

**Property Type:** Unit

**Land Size:** 285 sqm approx

**Account - Jellis Craig** | P: 03 88498088