

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

2/53 ROSE AVENUE 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

or range
between

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

22 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$1,810,000	27-Mar-25
1/30 JORDAN GROVE GLEN WAVERLEY VIC 3150	\$1,830,000	26-Jul-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: 12 August 2025



22 ROSE AVENUE GLEN WAVERLEY VIC 3150

5 2 2

Sold Price **\$1,810,000** Sold Date **27-Mar-25**

Distance **0.23km**



1/30 JORDAN GROVE GLEN WAVERLEY VIC 3150

4 4 2

Sold Price ^{RS} **\$1,830,000** Sold Date **26-Jul-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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