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

18 Compton Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,350,000		&		\$3,680,000				
Median sale p	rice								
Median price	\$1,695,500	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV		

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.

Ad	dress of comparable property	Price	Date of sale
1	45 Wilson Rd GLEN WAVERLEY 3150	\$3,300,000	09/05/2025
2	1 Champion Cr GLEN WAVERLEY 3150	\$3,050,000	19/03/2025
3	77 Orchard St GLEN WAVERLEY 3150	\$3,600,000	14/03/2025

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:

11/06/2025 11:27



18 Compton Street, Glen Waverley Vic 3150



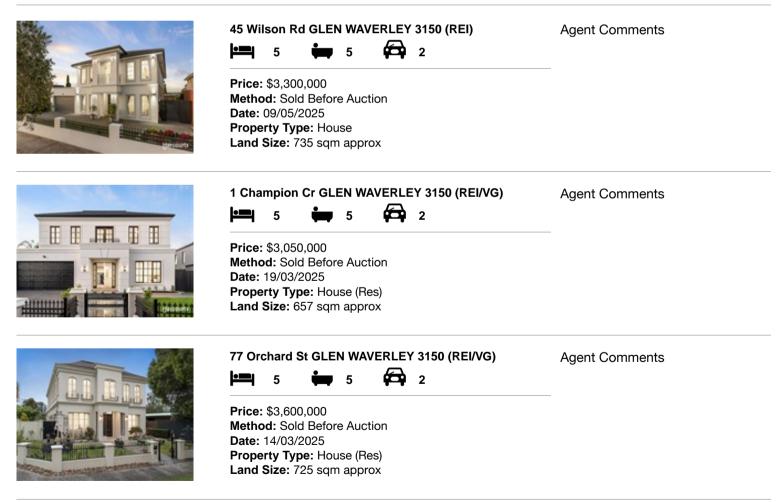
Calvin Huang 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au



Property Type: House Agent Comments

Indicative Selling Price \$3,350,000 - \$3,680,000 Median House Price Year ending March 2025: \$1,695,500

Comparable Properties



Account - Jellis Craig | P: 03 88498088



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