

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

1 Tulloch Grove, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,695,500

Property Type House

Suburb Glen Waverley

Period - From 01/04/2024

to 31/03/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	32 Durward Av GLEN WAVERLEY 3150	\$2,010,800	10/05/2025
2	12 Turner Ct GLEN WAVERLEY 3150	\$2,165,000	25/04/2025
3	7 Kauri Gr GLEN WAVERLEY 3150	\$2,226,000	07/03/2025

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:

12/06/2025 13:40

1 Tulloch Grove, Glen Waverley Vic 3150

**Jellis
Craig**

Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending March 2025: \$1,695,500



 5  3  2

Property Type: House

Agent Comments

Comparable Properties



32 Durward Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  3  3

Price: \$2,010,800

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 747 sqm approx



12 Turner Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,165,000

Method: Sold Before Auction

Date: 25/04/2025

Property Type: House

Land Size: 834 sqm approx



7 Kauri Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,226,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: House (Res)

Land Size: 725 sqm approx

Account - Jellis Craig | P: 03 88498088



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