

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

1/3 RALTON 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

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

1/28 JORDAN GROVE GLEN WAVERLEY VIC 3150	\$900,000	19-May-25
5/1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$950,000	05-Feb-25
3/3 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	\$930,000	15-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: 04 July 2025



1/28 JORDAN GROVE GLEN WAVERLEY VIC 3150

2 1 1

Sold Price ^{RS} **\$900,000** Sold Date **19-May-25**

Distance **0.32km**



5/1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150

3 2 1

Sold Price **\$950,000** Sold Date **05-Feb-25**

Distance **0.66km**



3/3 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150

2 2 1

Sold Price **\$930,000** Sold Date **15-Mar-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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