

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

16 Northam Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,804,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2025

to

30/06/2025

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	6 Alex Av WHEELERS HILL 3150	\$1,306,000	14/06/2025
2	32 Knights Dr GLEN WAVERLEY 3150	\$1,348,800	29/03/2025
3	5 Loretta Av WHEELERS HILL 3150	\$1,270,000	16/03/2025

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:

14/07/2025 13:45



 4  2  2

Property Type: House

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



6 Alex Av WHEELERS HILL 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,306,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 663 sqm approx



32 Knights Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,348,800

Method: Private Sale

Date: 29/03/2025

Property Type: House

Land Size: 651 sqm approx



5 Loretta Av WHEELERS HILL 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000

Method: Auction Sale

Date: 16/03/2025

Property Type: House (Res)

Land Size: 651 sqm approx