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	16 Northam Street, Glen Waverley Vic 3150
Including suburb and	•
postcode	

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	Pro	perty 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.

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Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** June guarter 2025: \$1,804,000



Property Type: House Land Size: 680 sqm approx

Agent Comments

Comparable Properties



6 Alex Av WHEELERS HILL 3150 (REI)

Price: \$1,306,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 663 sqm approx

Agent Comments



32 Knights Dr GLEN WAVERLEY 3150 (REI)

Price: \$1,348,800 Method: Private Sale Date: 29/03/2025 Property Type: House Land Size: 651 sqm approx



Agent Comments



5 Loretta Av WHEELERS HILL 3150 (REI/VG)

Price: \$1,270,000 Method: Auction Sale Date: 16/03/2025

Property Type: House (Res) Land Size: 651 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 8841 4888





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