## 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	1 Vine Court, 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	\$1,850,000	&	\$2,030,000

#### Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	55 Atheldene Dr GLEN WAVERLEY 3150	\$2,011,000	12/07/2025
2	22 Remington Dr GLEN WAVERLEY 3150	\$1,930,000	05/07/2025
3	10 Leamington Cr GLEN WAVERLEY 3150	\$1,973,500	05/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2025 11:31
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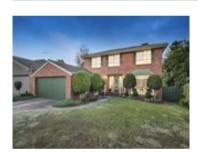


Property Type: House Land Size: 644 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,850,000 - \$2,030,000 **Median House Price** Year ending June 2025: \$1,700,000

## Comparable Properties



55 Atheldene Dr GLEN WAVERLEY 3150 (REI)





Price: \$2,011,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 682 sqm approx

**Agent Comments** 



22 Remington Dr GLEN WAVERLEY 3150 (REI)

Price: \$1,930,000 Method: Auction Sale Date: 05/07/2025



Property Type: House (Res) Land Size: 729 sqm approx





Agent Comments





10 Leamington Cr GLEN WAVERLEY 3150 (REI)

Price: \$1,973,500 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 690 sqm approx **Agent Comments** 

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