

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

1/48 Mount Street, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,277,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

23/06/2024

to

22/06/2025

Source

Property Data

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	2/15 Morrison Ct MOUNT WAVERLEY 3149	\$1,710,000	08/02/2025
2	2/52 Rose Av GLEN WAVERLEY 3150	\$1,860,000	07/01/2025
3			

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:

23/06/2025 14:26



Property Type:

Agent Comments

Comparable Properties



2/15 Morrison Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

Land Size: 387 sqm approx



2/52 Rose Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,860,000

Method: Private Sale

Date: 07/01/2025

Property Type: Townhouse (Res)

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.