

# 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

47 Delmore Crescent, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,880,000 & \$2,068,000

### Median sale price

Median price \$1,700,000 Property 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	Price	Date of sale
1	17 Delmore Cr GLEN WAVERLEY 3150	\$2,000,000	05/07/2025
2	15 Delmore Cr GLEN WAVERLEY 3150	\$1,862,500	21/06/2025
3	65 Hilton St MOUNT WAVERLEY 3149	\$1,815,000	31/05/2025

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 12:47

47 Delmore Crescent, Glen Waverley Vic 3150

**Jellis  
Craig**

Calvin Huang

8849 8088

0433 625 756

calvinhuang@jellisrcraig.com.au

**Indicative Selling Price**

\$1,880,000 - \$2,068,000

**Median House Price**

Year ending June 2025: \$1,700,000



 3  1  2

**Property Type:** House

**Land Size:** 889 sqm approx

**Agent Comments**

## Comparable Properties



**17 Delmore Cr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** House (Res)

**Land Size:** 821 sqm approx



**15 Delmore Cr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,862,500

**Method:** Auction Sale

**Date:** 21/06/2025

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**65 Hilton St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 31/05/2025

**Property Type:** House (Res)

**Land Size:** 774 sqm approx

**Account - Jellis Craig** | P: 03 88498088



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