

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 2/841 High Street Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,258,000 Property Type Townhouse Suburb Glen Waverley

Period - From 14/07/2024 to 13/07/2025 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	350 Gallaghers Rd GLEN WAVERLEY 3150	\$1,207,500	15/04/2025
2	12B Tanner St GLEN WAVERLEY 3150	\$1,125,000	29/03/2025
3	17 The Rise GLEN WAVERLEY 3150	\$1,139,999	26/02/2025

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 09:53