#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode 35 Orchard Street, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between \$4,050,000 & \$4,250,000

#### Median sale price

Median price	\$1,695,500	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2024	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	33 Rose Av GLEN WAVERLEY 3150	\$4,408,000	10/05/2025
2	7 Francis St MOUNT WAVERLEY 3149	\$4,030,000	10/05/2025
3	12 Francis St MOUNT WAVERLEY 3149	\$3,885,000	03/05/2025

#### 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:	26/05/2025 16:28



Date of sale



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**Indicative Selling Price** \$4,050,000 - \$4,250,000 **Median House Price** Year ending March 2025: \$1,695,500



Property Type: House Land Size: 654 sqm approx

**Agent Comments** 

## Comparable Properties



33 Rose Av GLEN WAVERLEY 3150 (REI)

**Agent Comments** 

Price: \$4,408,000 Method: Private Sale Date: 10/05/2025 Property Type: House Land Size: 732 sqm approx

7 Francis St MOUNT WAVERLEY 3149 (REI)

Agent Comments

Price: \$4,030,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 754 sqm approx



12 Francis St MOUNT WAVERLEY 3149 (REI)

Price: \$3,885,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 918 sqm approx **Agent Comments** 

Account - Jellis Craig | P: 03 88498088





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