

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

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

Property 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	Price	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



6 7 2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

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

Comparable Properties



33 Rose Av GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 4

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

5 5 2

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)

Agent Comments

5 4 2

Price: \$3,885,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 918 sqm approx