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	6 Peveril Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,450,000 & $1,580,000

Median sale price

Median price $1,771,000 Property Type House Suburb Glen Waverley

Period - From 09/12/2024 to 08/12/2025 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	76 Callaghan Av GLEN WAVERLEY 3150	$1,530,000	06/12/2025
2	27 Wills Av MOUNT WAVERLEY 3149	$1,563,000	06/12/2025
3	97 Watsons Rd GLEN WAVERLEY 3150	$1,504,000	06/09/2025

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: 09/12/2025 10:32

McGrath



3 2 2

Property Type: House
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,580,000
Median House Price
09/12/2024 - 08/12/2025: $1,771,000

Comparable Properties



76 Callaghan Av GLEN WAVERLEY 3150 (REI)

4 3 1

Price: $1,530,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments



27 Wills Av MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,563,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



97 Watsons Rd GLEN WAVERLEY 3150 (REI)

3 1 2

Price: $1,504,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613

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