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	2/41 Delmore Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,030,000 Property Type Unit Suburb Glen Waverley

Period - From 01/07/2025 to 30/06/2026 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	2/24 Willow Av GLEN WAVERLEY 3150	$950,000	18/04/2026
2	1/27 Montclair Av GLEN WAVERLEY 3150	$1,062,000	29/03/2026
3	2/168 Lawrence Rd MOUNT WAVERLEY 3149	$940,000	07/03/2026

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: 27/07/2026 19:44

2/41 Delmore Crescent, Glen Waverley Vic 3150

JellisCraig

Tori Liu
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending June 2026: $1,030,000

Comparable Properties



2/24 Willow Av GLEN WAVERLEY 3150 (REI/VG)

2 1 1

Price: $950,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Unit

Agent Comments

1/27 Montclair Av GLEN WAVERLEY 3150 (REI)

2 1 1

Price: $1,062,000
Method: Auction Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 229 sqm approx

Agent Comments



2/168 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG)

2 1 2

Price: $940,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit
Land Size: 223 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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