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	4/532 HIGHBURY ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$935,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
2/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149	$776,000	22-Feb-25
2/143 ELEY ROAD BLACKBURN SOUTH VIC 3130	$749,000	29-Mar-25
3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149	$728,300	07-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 29 May 2025

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2/2 GOWAN ROAD MOUNT WAVERLEY VIC 3149

2 2 -

Sold Price **$776,000** Sold Date **22-Feb-25**

Distance **1.61km**



2/143 ELEY ROAD BLACKBURN SOUTH VIC 3130

2 1 1

Sold Price RS **$749,000** Sold Date **29-Mar-25**

Distance **1.46km**



3/4 CAMERON STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$728,300** Sold Date **07-Jan-25**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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