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	19 Parsons Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between $3,800,000 & $3,850,000

Median sale price

Median price $1,752,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2024 to 30/06/2024 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	19 Glen Rd GLEN WAVERLEY 3150	$3,848,888	03/06/2024
2	38 Chapel St GLEN WAVERLEY 3150	$3,680,888	01/06/2024
3	25 Winston St GLEN WAVERLEY 3150	$4,010,000	20/04/2024

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.~~

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19 Parsons Avenue, Glen Waverley Vic 3150

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5 5 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,800,000 - $3,850,000
Median House Price
June quarter 2024: $1,752,000

Comparable Properties



19 Glen Rd GLEN WAVERLEY 3150 (REI/VG)

5 5 2

Price: $3,848,888
Method: Private Sale
Date: 03/06/2024
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



38 Chapel St GLEN WAVERLEY 3150 (REI)

5 5 2

Price: $3,680,888
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)

Agent Comments



25 Winston St GLEN WAVERLEY 3150 (REI/VG)

5 5 2

Price: $4,010,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

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