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	3/321-323 Waverley Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $938,000 Property Type Unit Suburb Glen Waverley

Period - From 29/08/2023 to 28/08/2024 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	4/321 Blackburn Rd MOUNT WAVERLEY 3149	$687,500	15/08/2024
2	2/19 Anthony Dr MOUNT WAVERLEY 3149	$550,000	15/07/2024
3	4/27 Grenfell Rd MOUNT WAVERLEY 3149	$607,000	18/05/2024

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.~~

This Statement of Information was prepared on: 29/08/2024 11:16

3/321-323 Waverley Road, Glen Waverley Vic 3150

Calvin Huang
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2 1 1

Property Type: Unit
Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
29/08/2023 - 28/08/2024: $938,000

Comparable Properties



4/321 Blackburn Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $687,500
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Unit
Land Size: 252 sqm approx

Agent Comments



2/19 Anthony Dr MOUNT WAVERLEY 3149 (REI/VG)

2 1 2

Price: $550,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit
Land Size: 120 sqm approx

Agent Comments



4/27 Grenfell Rd MOUNT WAVERLEY 3149 (REI)

2 1 1

Price: $607,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Agent Comments

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