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	2/13 Edith Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,080,000 Property Type Unit Suburb Glen Waverley

Period - From 01/07/2023 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	2/6 Angus Dr GLEN WAVERLEY 3150	$1,050,000	10/08/2024
2	2/22 Melaleuca Dr GLEN WAVERLEY 3150	$1,025,000	29/06/2024
3	1/518 Highbury Rd GLEN WAVERLEY 3150	$1,065,000	13/04/2024

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.~~

This Statement of Information was prepared on: 30/08/2024 17:16

2/13 Edith Street, Glen Waverley Vic 3150

Calvin Huang
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3 2 2

Property Type: Unit
Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending June 2024: $1,080,000

Comparable Properties



2/6 Angus Dr GLEN WAVERLEY 3150 (REI)

3 1 2

Price: $1,050,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 306 sqm approx

Agent Comments



2/22 Melaleuca Dr GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,025,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit
Land Size: 281 sqm approx

Agent Comments



1/518 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

3 2 2

Price: $1,065,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 313 sqm approx

Agent Comments

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