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	39 Brazilia Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,770,500 Property Type House 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	4 Sanday St GLEN WAVERLEY 3150	$2,353,000	14/09/2024
2	3 Yanigin Dr GLEN WAVERLEY 3150	$2,090,000	01/09/2024
3	12 Mountleigh Ct GLEN WAVERLEY 3150	$1,975,000	10/08/2024

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: 17/09/2024 14:25

39 Brazilia Drive, Glen Waverley Vic 3150

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4 3 2

Property Type: House
Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2024: $1,770,500

Comparable Properties



4 Sanday St GLEN WAVERLEY 3150 (REI)

5 3 2

Price: $2,353,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House
Land Size: 745 sqm approx

Agent Comments



3 Yanigin Dr GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $2,090,000
Method: Auction Sale
Date: 01/09/2024
Property Type: House (Res)

Agent Comments



12 Mountleigh Ct GLEN WAVERLEY 3150 (REI)

4 4 2

Price: $1,975,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

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