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	11 Madigan Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single Price $1,750,000

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	18 Chapman Blvd GLEN WAVERLEY 3150	$1,741,000	24/08/2024
2	38 Clarke Ct WHEELERS HILL 3150	$1,610,000	10/08/2024
3	4 Swan Ct GLEN WAVERLEY 3150	$1,635,000	19/07/2024

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: 14/10/2024 11:02

11 Madigan Drive, Glen Waverley Vic 3150

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4 2 2

Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
Year ending June 2024: $1,770,500

Comparable Properties



18 Chapman Blvd GLEN WAVERLEY 3150 (REI)

5 3 2

Price: $1,741,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments



38 Clarke Ct WHEELERS HILL 3150 (REI)

5 3 4

Price: $1,610,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 1337 sqm approx

Agent Comments



4 Swan Ct GLEN WAVERLEY 3150 (REI)

5 2 2

Price: $1,635,000
Method: Private Sale
Date: 19/07/2024
Property Type: House

Agent Comments

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