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	99 Capital Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,721,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2023 to 30/09/2024 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	3 Cumberland Ct GLEN WAVERLEY 3150	$1,611,000	26/10/2024
2	7 Pentland Ct GLEN WAVERLEY 3150	$1,493,000	10/10/2024
3	15 Browning Dr GLEN WAVERLEY 3150	$1,550,000	07/09/2024

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: 28/11/2024 22:33

99 Capital Avenue, Glen Waverley Vic 3150

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 940 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
Year ending September 2024: $1,721,000

Comparable Properties



3 Cumberland Ct GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,611,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments



7 Pentland Ct GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,493,000
Method: Auction Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments



15 Browning Dr GLEN WAVERLEY 3150 (REI/VG)

4 2 4

Price: $1,550,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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