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	4 Groom Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,750,000 & $1,880,000

Median sale price

Median price $1,702,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 to 31/12/2024 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	16 Lindwall St GLEN WAVERLEY 3150	$1,980,000	15/11/2024
2	20 The Ridge GLEN WAVERLEY 3150	$1,888,000	23/10/2024
3			

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: 24/02/2025 12:03

4 Groom Court, Glen Waverley Vic 3150

Lily Chen
8849 8088
0403 707 888
lilychen@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,880,000
Median House Price
Year ending December 2024: $1,702,000

Comparable Properties



16 Lindwall St GLEN WAVERLEY 3150 (REI)

5 2 2

Price: $1,980,000
Method: Private Sale
Date: 15/11/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



20 The Ridge GLEN WAVERLEY 3150 (REI/VG)

5 3 2

Price: $1,888,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

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.

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