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 Jordan Grove, Glen Waverley Vic 3150

Indicative selling price

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

Range between $2,950,000 & $3,245,000

Median sale price

Median price $1,695,000 Property Type House Suburb Glen Waverley

Period - From 06/06/2024 to 05/06/2025 Source Property Data

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	45 Wilson Rd GLEN WAVERLEY 3150	$3,300,000	09/05/2025
2	5 Golden Gr GLEN WAVERLEY 3150	$2,977,000	30/03/2025
3	5 Summit Cr GLEN WAVERLEY 3150	$2,998,888	02/03/2025

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: 06/06/2025 15:38

11 Jordan Grove, Glen Waverley Vic 3150

Jared Wei
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5 5 2

Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$2,950,000 - $3,245,000
Median House Price
06/06/2024 - 05/06/2025: $1,695,000

Comparable Properties



45 Wilson Rd GLEN WAVERLEY 3150 (REI)

5 5 2

Price: $3,300,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House
Land Size: 735 sqm approx

Agent Comments



5 Golden Gr GLEN WAVERLEY 3150 (REI)

5 5 2

Price: $2,977,000
Method: Auction Sale
Date: 30/03/2025
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



5 Summit Cr GLEN WAVERLEY 3150 (VG)

5 - -

Price: $2,998,888
Method: Sale
Date: 02/03/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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