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<br>Including suburb and postcode | 3/83-85 Orchard Street, Glen Waverley Vic 3150 |

## Indicative selling price

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

Range between $1,180,000 & $1,280,000

## Median sale price

Median price $1,307,501 Property Type Townhouse Suburb Glen Waverley

Period - From 20/02/2024 to 19/02/2025 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 | 53 Coleman Pde GLEN WAVERLEY 3150 | $1,065,000 | 07/12/2024 |
| 2 | 1/2 Ada St GLEN WAVERLEY 3150 | $1,258,000 | 30/11/2024 |
| 3 | 2/28 Baily St MOUNT WAVERLEY 3149 | $1,350,000 | 07/11/2024 |

**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: 20/02/2025 10:41

# 3/83-85 Orchard Street, Glen Waverley Vic 3150

Eric Shan
8849 8088
0458 037 725
ericshan@jelliscraig.com.au




3 3 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$1,180,000 - $1,280,000
**Median Townhouse Price**
20/02/2024 - 19/02/2025: $1,307,501

## Comparable Properties



**53 Coleman Pde GLEN WAVERLEY 3150 (REI)**

3 2 1

**Price:** $1,065,000
**Method:** Auction Sale
**Date:** 07/12/2024
**Property Type:** Townhouse (Res)

Agent Comments



**1/2 Ada St GLEN WAVERLEY 3150 (REI)**

3 2 2

**Price:** $1,258,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** Townhouse (Res)
**Land Size:** 340 sqm approx

Agent Comments



**2/28 Baily St MOUNT WAVERLEY 3149 (REI/VG)**

4 3 2

**Price:** $1,350,000
**Method:** Auction Sale
**Date:** 07/11/2024
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Jellis Craig | P: 03 88498088

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