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	42 Shepherd Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,800,000 & $1,980,000

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	57 Wilson Rd GLEN WAVERLEY 3150	$1,876,000	14/12/2024
2	769 Waverley Rd GLEN WAVERLEY 3150	$1,750,000	20/11/2024
3	11 Madigan Dr GLEN WAVERLEY 3150	$1,739,998	28/10/2024

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: 11/03/2025 10:53

42 Shepherd Road, Glen Waverley Vic 3150

Lily Chen
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4 3 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending December 2024: $1,702,000

Comparable Properties



57 Wilson Rd GLEN WAVERLEY 3150 (REI)

5 2 2

Price: $1,876,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments



769 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)

5 2 2

Price: $1,750,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



11 Madigan Dr GLEN WAVERLEY 3150 (REI/VG)

4 3 2

Price: $1,739,998
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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