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	2/1 Bristol Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,009,000 Property Type Unit Suburb Glen Waverley

Period - From 01/04/2024 to 31/03/2025 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	3/21 Kurrajong Av GLEN WAVERLEY 3150	$961,000	08/02/2025
2	1/30 Torroodun St MOUNT WAVERLEY 3149	$895,000	07/12/2024
3	2/368 Waverley Rd MOUNT WAVERLEY 3149	$800,000	30/11/2024

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: 19/05/2025 10:03

2/1 Bristol Court, Glen Waverley Vic 3150

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending March 2025: $1,009,000

Comparable Properties



3/21 Kurrajong Av GLEN WAVERLEY 3150 (REI/VG)

3 2 1

Price: $961,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

Agent Comments



1/30 Torroodun St MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Land Size: 362 sqm approx

Agent Comments



2/368 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $800,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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