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	2/21 HIGHVALE ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,657,500	Property type	Other	Suburb	Glen Waverley
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
1/21-23 ANGUS DRIVE GLEN WAVERLEY VIC 3150	$1,601,600	26-Dec-24
2/2 ROWLAND COURT GLEN WAVERLEY VIC 3150	$1,685,000	16-Feb-25
60A MEDINA ROAD GLEN WAVERLEY VIC 3150	$1,572,888	14-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025

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1/21-23 ANGUS DRIVE GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **$1,601,600** Sold Date **26-Dec-24**

Distance **0.9km**



2/2 ROWLAND COURT GLEN WAVERLEY VIC 3150

4 4 2

Sold Price **$1,685,000** Sold Date **16-Feb-25**

Distance **1.27km**



60A MEDINA ROAD GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **$1,572,888** Sold Date **14-Nov-24**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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