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	7b Doon Avenue, 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 $1,700,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2025 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	5/21-23 Angus Dr GLEN WAVERLEY 3150	$1,908,000	01/03/2025
2	102a Marianne Way MOUNT WAVERLEY 3149	$1,918,000	11/02/2025
3			

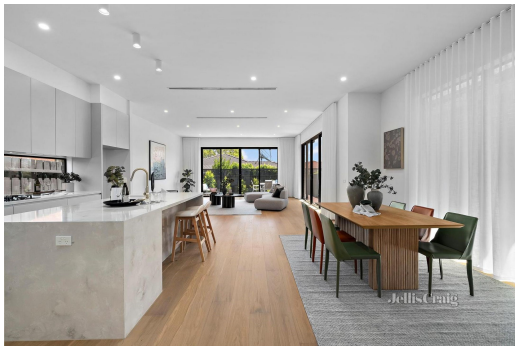
OR

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: 15/05/2025 10:19

7b Doon Avenue, Glen Waverley Vic 3150

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4 3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
March quarter 2025: $1,700,000

Comparable Properties



5/21-23 Angus Dr GLEN WAVERLEY 3150 (REI)

6 4 2

Price: $1,908,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 460 sqm approx

Agent Comments



102a Marianne Way MOUNT WAVERLEY 3149 (REI/VG)

4 3 3

Price: $1,918,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 326 sqm approx

Agent Comments

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.

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