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	2/34 Angus Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single price $1,560,000

Median sale price

Median price $1,315,000 Property Type Townhouse Suburb Glen Waverley

Period - From 02/04/2024 to 01/04/2025 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	336 Blackburn Rd GLEN WAVERLEY 3150	$1,501,000	02/03/2025
2	22a Madeline St GLEN WAVERLEY 3150	$1,439,000	16/11/2024
3	60a Medina Rd GLEN WAVERLEY 3150	$1,572,888	14/11/2024

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: 02/04/2025 18:54

2/34 Angus Drive, Glen Waverley Vic 3150

Jimmy Zhang
8849 8088
0430 388 348
jimmyzhang@jelliscraig.com.au



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,560,000
Median Townhouse Price
02/04/2024 - 01/04/2025: $1,315,000

Comparable Properties



336 Blackburn Rd GLEN WAVERLEY 3150 (REI)

4 3 2

Price: $1,501,000
Method: Private Sale
Date: 02/03/2025
Property Type: Townhouse (Single)

Agent Comments



22a Madeline St GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,439,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)
Land Size: 264 sqm approx

Agent Comments



60a Medina Rd GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,572,888
Method: Sold Before Auction
Date: 14/11/2024
Property Type: House (Res)
Land Size: 363 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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