

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

1/16 CAMPBELL STREET 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

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

2/137 BLACKBURN ROAD MOUNT WAVERLEY VIC 3149	\$920,000	04-Dec-24
7/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	\$920,000	10-May-25

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: 29 May 2025



**2/137 BLACKBURN ROAD MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price

\$920,000

Sold Date **04-Dec-24**

Distance

1.9km



**7/47 NOTTINGHAM STREET GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price

^{RS} **\$920,000**

Sold Date **10-May-25**

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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