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	11a Fraser Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,297,500 Property Type Townhouse Suburb Glen Waverley

Period - From 10/06/2024 to 09/06/2025 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	2/578 Waverley Rd GLEN WAVERLEY 3150	$1,540,000	15/03/2025
2	1/11 Wallabah St MOUNT WAVERLEY 3149	$1,505,000	01/03/2025
3	2/15 Morrison Ct MOUNT WAVERLEY 3149	$1,710,000	08/02/2025

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: 10/06/2025 12:35

11a Fraser Street, Glen Waverley Vic 3150

Jellis Craig
Jared Wei
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
10/06/2024 - 09/06/2025: $1,297,500

Comparable Properties



2/578 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)

4 3 2

Price: $1,540,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Single)

Agent Comments



1/11 Wallabah St MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,505,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/15 Morrison Ct MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,710,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)
Land Size: 387 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE
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