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	55 Atheldene Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,695,500 Property Type House Suburb Glen Waverley

Period - From 01/04/2024 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	3 Montrose Cl GLEN WAVERLEY 3150	$1,695,000	17/05/2025
2	43 Ranfurlie Dr GLEN WAVERLEY 3150	$1,721,000	06/03/2025
3	2 Karnak Ct GLEN WAVERLEY 3150	$1,615,000	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: 19/05/2025 10:57

55 Atheldene Drive, Glen Waverley Vic 3150

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
Year ending March 2025: $1,695,500

Comparable Properties



3 Montrose Cl GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,695,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



43 Ranfurlie Dr GLEN WAVERLEY 3150 (REI/VG)

4 2 3

Price: $1,721,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: House
Land Size: 657 sqm approx

Agent Comments



2 Karnak Ct GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,615,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 721 sqm approx

Agent Comments

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