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	37 Hampshire Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,700,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2024 to 30/06/2025 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	10 Risdon Dr NOTTING HILL 3168	$1,472,000	31/05/2025
2	41 Johnson Dr GLEN WAVERLEY 3150	$1,480,000	17/05/2025
3	3 Pinewood Dr MOUNT WAVERLEY 3149	$1,400,000	28/03/2025

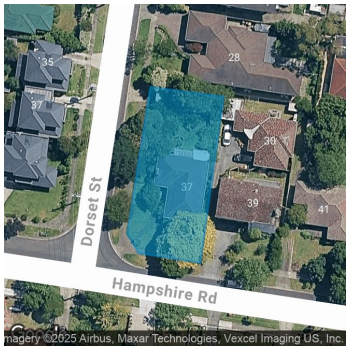
OR

~~**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: 16/07/2025 16:07

37 Hampshire Road, Glen Waverley Vic 3150

Costa Calaitzis
8849 8088
0400 110 489
costacalaitzis@jelliscraig.com.au



3 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2025: $1,700,000

Comparable Properties



10 Risdon Dr NOTTING HILL 3168 (REI)

5 3 2

Price: $1,472,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

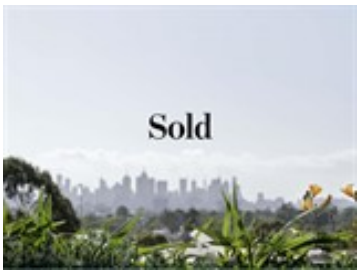


41 Johnson Dr GLEN WAVERLEY 3150 (REI)

3 1 1

Price: $1,480,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 925 sqm approx

Agent Comments



3 Pinewood Dr MOUNT WAVERLEY 3149 (REI)

3 1 -

Price: $1,400,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 751 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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