

## 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

583 FERNTREE GULLY ROAD GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2024

to

28 Feb 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

1/707 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$1,435,000	26-Oct-24
90 LEMONT AVENUE MOUNT WAVERLEY VIC 3149	\$1,547,000	05-Oct-24
71 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	\$1,360,000	15-Feb-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: 14 March 2025

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## 1/707 WAVERLEY ROAD GLEN WAVERLEY VIC 3150

 4  3  2

Sold Price **\$1,435,000** Sold Date **26-Oct-24**

Distance **1.68km**



## 90 LEMONT AVENUE MOUNT WAVERLEY VIC 3149

 4  3  2

Sold Price <sup>RS</sup> **\$1,547,000** Sold Date **05-Oct-24**

Distance **1.8km**



## 71 BRANDON PARK DRIVE WHEELERS HILL VIC 3150

 4  3  2

Sold Price <sup>RS</sup> **\$1,360,000** Sold Date **15-Feb-25**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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