

## 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

42 PANORAMIC GROVE 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

\$3,200,000

&

\$3,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,751,500

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

35 CLIFFORD STREET GLEN WAVERLEY VIC 3150	\$3,210,000	05-May-26
67 MEDINA ROAD GLEN WAVERLEY VIC 3150	\$3,280,000	05-Mar-26

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: 26 May 2026



**35 CLIFFORD STREET GLEN  
WAVERLEY VIC 3150**

5 4 2

Sold Price <sup>RS</sup> **\$3,210,000** <sup>UN</sup> Sold Date **05-May-26**

Distance **0.68km**



**67 MEDINA ROAD GLEN  
WAVERLEY VIC 3150**

6 3 2

Sold Price **\$3,280,000** Sold Date **05-Mar-26**

Distance **1.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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