

# 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 8 Melrose Court, 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)

Range between \$3,300,000 & \$3,400,000

### Median sale price

Median price \$1,818,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2025 to 31/12/2025 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	12 Roycroft Cl GLEN WAVERLEY 3150	\$3,480,000	14/02/2026
2	8 Melrose Ct GLEN WAVERLEY 3150	\$3,225,000	09/12/2025
3	326 Gallaghers Rd GLEN WAVERLEY 3150	\$3,225,888	29/10/2025

**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: 30/03/2026 11:39

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**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,400,000  
**Median House Price**  
December quarter 2025: \$1,818,000

## Comparable Properties



**12 Roycroft CI GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

4 3 2

**Price:** \$3,480,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx



**8 Melrose Ct GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5 5 2

**Price:** \$3,225,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 681 sqm approx



**326 Gallaghers Rd GLEN WAVERLEY 3150 (VG)**

**Agent Comments**

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**Price:** \$3,225,888  
**Method:** Sale  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx

**Account - Jellis Craig | P: 03 88498088**



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