

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

2/34 Fraser Street, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,030,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/07/2025

to

30/06/2026

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	2/57 Townsend St GLEN WAVERLEY 3150	\$833,000	15/07/2026
2	2/28 Kirstina Rd GLEN WAVERLEY 3150	\$860,000	13/07/2026
3	35 Kauri Gr GLEN WAVERLEY 3150	\$800,000	14/05/2026

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:

12/08/2026 17:23



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000

Median Unit Price

Year ending June 2026: \$1,030,000

Comparable Properties



2/57 Townsend St GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$833,000

Method: Private Sale

Date: 15/07/2026

Property Type: Unit

Land Size: 270 sqm approx



2/28 Kirstina Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 2 1

Price: \$860,000

Method: Private Sale

Date: 13/07/2026

Property Type: Unit

Land Size: 373 sqm approx



35 Kauri Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 1 2

Price: \$800,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Unit