

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

1/48 Mount Street, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,786,944

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2025

to

31/03/2026

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	5/43-45 Lincoln Av GLEN WAVERLEY 3150	\$1,599,000	21/03/2026
2	2/15 Wilson Rd GLEN WAVERLEY 3150	\$1,725,000	01/02/2026
3			

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.

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Indicative Selling Price

\$1,650,000

Median House Price

Year ending March 2026: \$1,786,944



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



5/43-45 Lincoln Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,599,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Land Size: 423 sqm approx



2/15 Wilson Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Auction Sale

Date: 01/02/2026

Property Type: House

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.