

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

1/28 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,305,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

18/08/2025

to

17/08/2026

Source

Property Data

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	1/37 Lincoln Av GLEN WAVERLEY 3150	\$1,185,000	13/07/2026
2	1/27 Fernhurst Dr GLEN WAVERLEY 3150	\$1,380,000	30/04/2026
3	1/27 Chivers Av GLEN WAVERLEY 3150	\$1,115,000	25/04/2026

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:

18/08/2026 11:01

1/28 Ivanhoe Street, Glen Waverley Vic 3150

JellisCraig

Peter Alamaras

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

18/08/2025 - 17/08/2026: \$1,305,000



 3  2  2

Property Type: Townhouse

Land Size: 292 sqm approx

Agent Comments

Comparable Properties

1/37 Lincoln Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,185,000

Method: Private Sale

Date: 13/07/2026

Property Type: Townhouse (Res)



1/27 Fernhurst Dr GLEN WAVERLEY 3150 (VG)

Agent Comments

 3  -  -

Price: \$1,380,000

Method: Sale

Date: 30/04/2026

Property Type: Flat/Unit/Apartment (Res)



1/27 Chivers Av GLEN WAVERLEY 3150 (VG)

Agent Comments

 3  -  -

Price: \$1,115,000

Method: Sale

Date: 25/04/2026

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 88498088



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