

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

1/8 Ivanhoe Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,331,500

Property Type Townhouse

Suburb Glen Waverley

Period - From 21/04/2025

to

20/04/2026

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	1/16 Orchard St GLEN WAVERLEY 3150	\$1,688,888	28/03/2026
2	80a Wilga St MOUNT WAVERLEY 3149	\$1,625,000	22/12/2025
3	1/11 Mount St GLEN WAVERLEY 3150	\$1,700,000	05/12/2025

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:

21/04/2026 16:27



Property Type: Townhouse

Agent Comments

Comparable Properties



1/16 Orchard St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,688,888

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 371 sqm approx



80a Wilga St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 22/12/2025

Property Type: Townhouse (Single)



1/11 Mount St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: House (Res)

Land Size: 322 sqm approx