

# 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 Boronia Drive, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,795,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2023 to 31/03/2024 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	19 Diamond Av GLEN WAVERLEY 3150	\$1,650,500	30/03/2024
2	824 Highbury Rd GLEN WAVERLEY 3150	\$1,515,000	21/04/2024
3	32 Stradella Av VERMONT SOUTH 3133	\$1,500,000	06/04/2024

**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:

02/05/2024 12:47

1 Boronia Drive, Glen Waverley Vic 3150

**Jellis  
Craig**

Jared Wei

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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending March 2024: \$1,795,000



 4  2  2

**Property Type:** House

**Land Size:** 654 sqm approx

**Agent Comments**

## Comparable Properties



**19 Diamond Av GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 4  2  -

**Price:** \$1,650,500

**Method:** Auction Sale

**Date:** 30/03/2024

**Property Type:** House (Res)



**824 Highbury Rd GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 21/04/2024

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**32 Stradella Av VERMONT SOUTH 3133 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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



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