

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

10 Melaleuca Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,783,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2023

to

31/12/2023

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	21 Swift Dr GLEN WAVERLEY 3150	\$1,537,000	14/10/2023
2	4 Magnolia Ct GLEN WAVERLEY 3150	\$1,525,000	09/12/2023
3	75 Winmalee Dr GLEN WAVERLEY 3150	\$1,440,500	04/02/2024

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:

12/02/2024 12:05

10 Melaleuca Drive, Glen Waverley Vic 3150

**Jellis
Craig**

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2023: \$1,783,000



 4  2  4

Property Type: House (Res)

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



21 Swift Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,537,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 654 sqm approx



4 Magnolia Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  6

Price: \$1,525,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 661 sqm approx



75 Winmalee Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  1

Price: \$1,440,500

Method: Auction Sale

Date: 04/02/2024

Property Type: House (Res)

Land Size: 668 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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