

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

12 Wellesley Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,794,444

Property Type House

Suburb Glen Waverley

Period - From 01/01/2025

to 31/12/2025

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	1 Stanton Ct GLEN WAVERLEY 3150	\$1,639,000	31/01/2026
2	24 Watsons Rd GLEN WAVERLEY 3150	\$1,670,000	23/12/2025
3	40 Atheldene Dr GLEN WAVERLEY 3150	\$1,720,000	13/12/2025

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:

01/04/2026 15:06

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4 2 2

Property Type: House
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending December 2025: \$1,794,444

Comparable Properties



1 Stanton Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,639,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 674 sqm approx



24 Watsons Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,670,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 653 sqm approx



40 Atheldene Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,720,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 687 sqm approx