

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

14 Tulloch Grove, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$1,300,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

03/06/2024

to

02/06/2025

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	2/1 Bristol Ct GLEN WAVERLEY 3150	\$888,000	23/05/2025
2	6 Parkland PI NOTTING HILL 3168	\$796,000	17/05/2025
3	5/3 Keylana Blvd MOUNT WAVERLEY 3149	\$835,000	10/05/2025

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:

03/06/2025 16:53



3 2 2

Rooms: 6
Property Type: House
Land Size: 228.307 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Townhouse Price
03/06/2024 - 02/06/2025: \$1,300,000

Comparable Properties



2/1 Bristol Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$888,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House (Res)
Land Size: 322 sqm approx



6 Parkland PI NOTTING HILL 3168 (REI)

Agent Comments

3 2 2

Price: \$796,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)



5/3 Keylana Blvd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 3

Price: \$835,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)