

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

15 Glen Road, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$3,300,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2025

to

30/06/2026

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	35 Clifford St GLEN WAVERLEY 3150	\$3,210,000	05/05/2026
2	12 Kirstina Rd GLEN WAVERLEY 3150	\$3,100,000	16/03/2026
3	3 Florence St GLEN WAVERLEY 3150	\$3,168,000	30/01/2026

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:

21/07/2026 16:29



5 5 2

Property Type: House
Agent Comments

Indicative Selling Price
\$3,300,000
Median House Price
Year ending June 2026: \$1,750,000

Comparable Properties

35 Clifford St GLEN WAVERLEY 3150 (REI)

Agent Comments

5 4 2

Price: \$3,210,000
Method:
Date: 05/05/2026
Property Type: House



12 Kirstina Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 5 3

Price: \$3,100,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 733 sqm approx

3 Florence St GLEN WAVERLEY 3150 (VG)

Agent Comments

7 6 2

Price: \$3,168,000
Method: Sale
Date: 30/01/2026
Property Type: House (Res)
Land Size: 695 sqm approx