

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

17 Panoramic Grove, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,380,000

&

\$2,520,000

Median sale price

Median price \$1,710,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2026

to 31/03/2026

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	14 Aitchison Ct GLEN WAVERLEY 3150	\$2,450,000	21/03/2026
2	16 Tobias Av GLEN WAVERLEY 3150	\$2,510,000	12/01/2026
3	29 Kinnoull Gr GLEN WAVERLEY 3150	\$2,400,000	12/12/2025

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:

14/04/2026 11:21

Stan Song
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Indicative Selling Price

\$2,380,000 - \$2,520,000

Median House Price

March quarter 2026: \$1,710,000



5 2 2

Property Type: House

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



14 Aitchison Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

5 4 3

Price: \$2,450,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



16 Tobias Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 5 2

Price: \$2,510,000

Method: Sold Before Auction

Date: 12/01/2026

Property Type: House (Res)

Land Size: 736 sqm approx



29 Kinnoull Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 4 2

Price: \$2,400,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 645 sqm approx

Account - Jellis Craig | P: 03 88498088