

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

2/225 Gallaghers Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,030,000

Property Type Unit

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	3/7 Walter St GLEN WAVERLEY 3150	\$1,050,000	20/08/2026
2	1/33 Kincumber Dr GLEN WAVERLEY 3150	\$995,000	23/05/2026
3	134 Springvale Rd GLEN WAVERLEY 3150	\$973,000	02/05/2026

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:

22/09/2026 20:49



3 2 1

Property Type: Unit
Land Size: 332 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000

Median Unit Price
Year ending June 2026: \$1,030,000

Comparable Properties



3/7 Walter St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,050,000
Method: Sold Before Auction
Date: 20/08/2026
Property Type: Townhouse (Single)
Land Size: 245 sqm approx



1/33 Kincumber Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$995,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)



134 Springvale Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 3

Price: \$973,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 581 sqm approx