

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

2/24 Willow Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$990,000 Property Type Unit 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	2/168 Lawrence Rd MOUNT WAVERLEY 3149	\$940,000	07/03/2026
2	2/3 Compton St GLEN WAVERLEY 3150	\$950,000	29/10/2025
3	1/35 Lee Av MOUNT WAVERLEY 3149	\$847,000	04/10/2025

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:

20/03/2026 11:56



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending December 2025: \$990,000

Comparable Properties



2/168 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 2

Price: \$940,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Unit
Land Size: 223 sqm approx



2/3 Compton St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000
Method: Auction Sale
Date: 29/10/2025
Property Type: Unit



1/35 Lee Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 2

Price: \$847,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 203 sqm approx