

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

2/41 Delmore Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$935,000

Property Type Unit

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	2/24 Willow Av GLEN WAVERLEY 3150	\$950,000	18/04/2026
2	1/27 Montclair Av GLEN WAVERLEY 3150	\$1,062,000	29/03/2026
3			

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:

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

March quarter 2026: \$935,000



2 1 1

Property Type: Unit

Land Size: 239 sqm approx

Agent Comments

Comparable Properties



2/24 Willow Av GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$950,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

1/27 Montclair Av GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$1,062,000

Method: Auction Sale

Date: 29/03/2026

Property Type: House (Res)

Land Size: 229 sqm approx

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.

Account - Jellis Craig | P: 03 88498088