

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

2/5 GARRISSON DRIVE GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

2/57 TOWNSEND STREET GLEN WAVERLEY VIC 3150	\$833,000	15-Jul-26
1/85-87 BOGONG AVENUE GLEN WAVERLEY VIC 3150	\$822,000	06-Mar-26
2/28 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$860,000	13-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 17 August 2026



2/57 TOWNSEND STREET GLEN WAVERLEY VIC 3150

2 1 1

Sold Price

^{RS} **\$833,000** ^{UN}

Sold Date

15-Jul-26

Distance

0.66km



1/85-87 BOGONG AVENUE GLEN WAVERLEY VIC 3150

2 1 1

Sold Price

\$822,000

Sold Date

06-Mar-26

Distance

1.59km



2/28 KIRSTINA ROAD GLEN WAVERLEY VIC 3150

2 2 1

Sold Price

^{RS} **\$860,000**

Sold Date

13-Jul-26

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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