

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

2/7 SALISBURY COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149	\$835,000	10-May-25
2/533 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$849,000	10-Dec-24
1/19 CROCUS CRESCENT GLEN WAVERLEY VIC 3150	\$835,000	05-Apr-25

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: 16 May 2025



5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149

 3  2  1

Sold Price

^{RS}

\$835,000

Sold Date

10-May-25

Distance

0.91km



2/533 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150

 3  2  1

Sold Price

\$849,000

Sold Date

10-Dec-24

Distance

1.45km



1/19 CROCUS CRESCENT GLEN WAVERLEY VIC 3150

 2  1  1

Sold Price

^{RS}

\$835,000

Sold Date

05-Apr-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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