

# 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

21 Hampshire Road, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,750,000

Property Type

House

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.

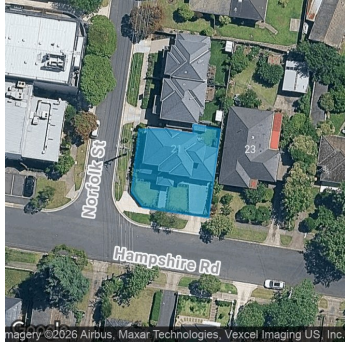
|   | Address of comparable property        | Price       | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 2/484 Waverley Rd MOUNT WAVERLEY 3149 | \$1,483,000 | 25/07/2026   |
| 2 | 1/38 Illuka Cr MOUNT WAVERLEY 3149    | \$1,487,000 | 13/06/2026   |
| 3 | 6b Judith Ct MOUNT WAVERLEY 3149      | \$1,550,000 | 10/04/2026   |

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:

26/08/2026 00:03



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending June 2026: \$1,750,000

## Comparable Properties



2/484 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,483,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



1/38 Illuka Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 3 2

Price: \$1,487,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



6b Judith Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 10/04/2026

Property Type: House (Res)