

# 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

27 Edith Street, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,210,250 Property Type Unit Suburb Glen Waverley

Period - From 01/01/2024 to 31/03/2024 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	1/8 Lee Av MOUNT WAVERLEY 3149	\$1,356,000	16/03/2024
2	2/36 Angus Dr GLEN WAVERLEY 3150	\$1,353,000	16/03/2024
3	4/614-616 High Street Rd GLEN WAVERLEY 3150	\$1,300,000	15/06/2024

**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:

25/06/2024 16:08



3   2   2

**Property Type:** Unit

**Land Size:** 401 sqm approx

Agent Comments

## Comparable Properties



1/8 Lee Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

3   2   2

**Price:** \$1,356,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit

**Land Size:** 354 sqm approx



2/36 Angus Dr GLEN WAVERLEY 3150  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$1,353,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Unit

**Land Size:** 392 sqm approx



4/614-616 High Street Rd GLEN WAVERLEY  
3150 (REI)

Agent Comments

3   2   2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 15/06/2024

**Property Type:** Townhouse (Single)