

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

29 Crows Lane, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,390,000

&

\$1,529,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2026

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	23 Plymouth St GLEN WAVERLEY 3150	\$1,485,000	11/07/2026
2	5 Moran Ct VERMONT SOUTH 3133	\$1,508,000	20/06/2026
3	2 Dalroy Cr VERMONT SOUTH 3133	\$1,350,000	07/04/2026

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:

03/08/2026 13:26



Property Type: House (Previously Occupied - Detached)
Land Size: 420 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,390,000 - \$1,529,000
Median House Price
 June quarter 2026: \$1,535,000

Comparable Properties

23 Plymouth St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,485,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 651 sqm approx



5 Moran Ct VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,508,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 655 sqm approx



2 Dalroy Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 656 sqm approx

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