

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

3/1 Dorset Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$990,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/04/2025

to

31/03/2026

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	1/27 Mckenna Rd GLEN WAVERLEY 3150	\$1,084,000	30/05/2026
2	4/1 Ivanhoe St GLEN WAVERLEY 3150	\$1,250,000	03/02/2026
3	1/18 Heath St GLEN WAVERLEY 3150	\$1,125,000	31/01/2026

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:

02/06/2026 13:42



4 3 1

Property Type: Unit

Agent Comments

Comparable Properties



1/27 Mckenna Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,084,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit

Land Size: 345 sqm approx

4/1 Ivanhoe St GLEN WAVERLEY 3150 (VG)

Agent Comments

4 - -

Price: \$1,250,000

Method: Sale

Date: 03/02/2026

Property Type: Strata Unit/Flat



1/18 Heath St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 1

Price: \$1,125,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Land Size: 342 sqm approx