

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

314/2 Snedden Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$995,000

Property Type Unit

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.

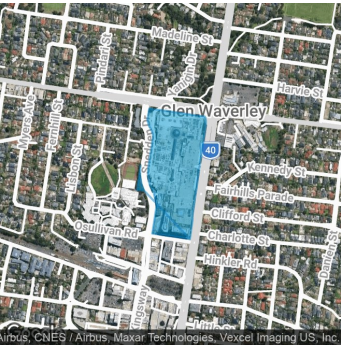
	Address of comparable property	Price	Date of sale
1	814/25 Osullivan Rd GLEN WAVERLEY 3150	\$730,000	08/07/2026
2	507/2 Snedden Dr GLEN WAVERLEY 3150	\$715,000	22/05/2026
3	916/23 OSullivan Rd GLEN WAVERLEY 3150	\$790,000	01/04/2026

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:

19/08/2026 18:57



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
June quarter 2026: \$995,000

Comparable Properties

814/25 Osullivan Rd GLEN WAVERLEY 3150 (VG)

Agent Comments

2 2 1

Price: \$730,000
Method: Sale
Date: 08/07/2026
Property Type: Strata Unit/Flat

507/2 Snedden Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 2 1

Price: \$715,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

916/23 Osullivan Rd GLEN WAVERLEY 3150 (VG)

Agent Comments

2 2 1

Price: \$790,000
Method: Sale
Date: 01/04/2026
Property Type: Strata Unit/Flat