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

32 Mount Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,100,000		&		\$2,300,000			
Median sale price								
Median price	\$1,700,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	39 Kennedy St GLEN WAVERLEY 3150	\$2,230,000	19/03/2025
2	8 Golden Gr GLEN WAVERLEY 3150	\$2,215,000	08/02/2025
3	27 Kennedy St GLEN WAVERLEY 3150	\$2,380,000	01/01/2025

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:

20/05/2025 13:48









Property Type: House Land Size: 781 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price March quarter 2025: \$1,700,000

Comparable Properties

727m	39 Kennedy St GLEN WAVERLEY 3150 (REI) 3 2 2 2 Price: \$2,230,000 Method: Sold Before Auction Date: 19/03/2025 Property Type: House (Res) Land Size: 727 sqm approx	Agent Comments
	8 Golden Gr GLEN WAVERLEY 3150 (REI/VG) 4 2 2 Price: \$2,215,000 Method: Auction Sale Date: 08/02/2025 Property Type: House Land Size: 652 sqm approx	Agent Comments
	27 Kennedy St GLEN WAVERLEY 3150 (REI/VG) 3 1 1 1 Price: \$2,380,000 Method: Private Sale Date: 01/01/2025 Property Type: House Land Size: 727 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9803 0400



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