

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

4 NARA PLACE GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,844,500

Property type

Land

Suburb

Glen Waverley

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

7 KAWANA CRESCENT GLEN WAVERLEY VIC 3150	\$1,700,000	05-Dec-24
8 CRESWICK STREET GLEN WAVERLEY VIC 3150	\$1,658,000	08-Mar-25
16 COWRIE STREET GLEN WAVERLEY VIC 3150	\$1,580,000	10-May-25

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 6 months.~~

This Statement of Information was prepared on: 28 May 2025



7 KAWANA CRESCENT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,700,000** Sold Date **05-Dec-24**

Distance **0.42km**



8 CRESWICK STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price ^{RS} **\$1,658,000** Sold Date **08-Mar-25**

Distance **0.52km**



16 COWRIE STREET GLEN WAVERLEY VIC 3150

5 3 2

Sold Price ^{RS} **\$1,580,000** Sold Date **10-May-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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