

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

417/2 Snedden Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$952,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

30/05/2024

to

29/05/2025

Source

Property Data

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	406/2 Snedden Dr GLEN WAVERLEY 3150	\$765,000	22/05/2025
2	1/2 Gowan Rd MOUNT WAVERLEY 3149	\$806,500	06/04/2025
3	417/2 Snedden Dr GLEN WAVERLEY 3150	\$760,000	20/06/2024

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:

30/05/2025 10:47

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Indicative Selling Price

\$780,000

Median Unit Price

30/05/2024 - 29/05/2025: \$952,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



406/2 Snedden Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment



1/2 Gowan Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$806,500

Method: Auction Sale

Date: 06/04/2025

Property Type: Unit

417/2 Snedden Dr GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 20/06/2024

Property Type: Strata Unit/Flat