

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

6 Glenmore Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,350,000

&

\$2,530,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Mount Waverley

Period - From

17/09/2025

to

16/09/2026

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	53 Oak Hill Rd MOUNT WAVERLEY 3149	\$2,508,000	12/09/2026
2	36 Waimarie Dr MOUNT WAVERLEY 3149	\$2,650,000	02/05/2026
3			

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:

17/09/2026 14:25

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jellisrcraig.com.au



 5  3  2

Rooms: 8
Property Type: House (Res)
Land Size: 700 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,350,000 - \$2,530,000
Median House Price
17/09/2025 - 16/09/2026: \$1,550,000

Comparable Properties



53 Oak Hill Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 5  5  2

Price: \$2,508,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)
Land Size: 742 sqm approx



36 Waimarie Dr MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

 5  2  2

Price: \$2,650,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 798 sqm approx

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.