

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

7 CHAPEL STREET 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

Houses

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

8 HERALD COURT GLEN WAVERLEY VIC 3150	1485000	05-Dec-25
22 NICHOLAS AVENUE GLEN WAVERLEY VIC 3150	1455000	04-Mar-26
4 LORAM COURT GLEN WAVERLEY VIC 3150	1395000	06-Dec-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: 08 April 2026

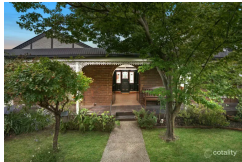


**8 HERALD COURT GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price **1485000** Sold Date **05-Dec-25**

Distance **0.92km**



**22 NICHOLAS AVENUE GLEN
WAVERLEY VIC 3150**

 3  2  3

Sold Price ^{RS} **1455000** ^{UN} Sold Date **04-Mar-26**

Distance **0.76km**



**4 LORAM COURT GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price **1395000** Sold Date **06-Dec-25**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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