

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

22 ALMRAY 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

\$3,500,000

&

\$3,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,737,400

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2025

to

31 Aug 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

55 TOWNSEND STREET GLEN WAVERLEY VIC 3150	\$3,500,000	29-Jun-26
2 CAITHNESS CRESCENT GLEN WAVERLEY VIC 3150	\$3,730,000	26-Jun-26
5 HAMMENCE STREET GLEN WAVERLEY VIC 3150	\$3,500,000	19-Jun-26

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: 15 September 2026



55 TOWNSEND STREET GLEN WAVERLEY VIC 3150

 5

 5

 2

Sold Price

^{RS} \$3,500,000 ^{UN}

Sold Date

29-Jun-26

Distance

1.19km



2 CAITHNESS CRESCENT GLEN WAVERLEY VIC 3150

 5

 5

 2

Sold Price

\$3,730,000

Sold Date

26-Jun-26

Distance

1.34km



5 HAMMENCE STREET GLEN WAVERLEY VIC 3150

 6

 6

 2

Sold Price

\$3,500,000

Sold Date

19-Jun-26

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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