Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 18/10/26

Property offered for sale

Address
Including suburb and postcode: 2 TIERNAN STREET GLEN WAVERLEY VIC 3150

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	5	4	2	355m²	660m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $2,300,000 & $2,530,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	$1,737,400	Property type	House	Suburb	Glen Waverley
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
4 BOYANNA ROAD GLEN WAVERLEY VIC 3150	$2,450,000	27-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	2	-	654m²

Comparable property 2

Address	Sale price	Date of sale
7 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	$2,408,000	15-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	3	2	345m²	887m²

Comparable property 3

Address	Sale price	Date of sale
16 STIRLING CRESCENT GLEN WAVERLEY VIC 3150	-	27-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	4	3	5	305m²	1,040m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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4 BOYANNA ROAD GLEN WAVERLEY VIC 3150

Sold Price **$2,450,000** Sold Date **27-May-26**

HOUSE

5 | 2 | 2 | 654m² | - | Distance **1.44km**

Notes from your agent

The two properties are located very close to each other. This comparable property has a similar land size, a larger internal area, and a similar construction year to the subject property, which supports strong price comparability between the two. However, the subject property presents a better overall internal condition, reasonable to believe the two are related in value



7 KIRSTINA ROAD GLEN WAVERLEY VIC 3150

Sold Price RS **$2,408,000** Sold Date **15-Aug-26**

HOUSE

5 | 3 | 2 | 887m² | 345m² | Distance **1.88km**

Notes from your agent

The comparable property is located approximately 500 metres from the subject property. It has a smaller land size, while the subject property benefits from a superior land shape. Both properties are of a similar construction period and are located within the same school zone. Although the comparable offers a larger internal living area, the similarities in location, age, and school zoning

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

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16 STIRLING CRESCENT GLEN WAVERLEY VIC 3150

Sold Price RS UN -

Sold Date **27-May-26**

HOUSE

4 3 5 1,040m² 305m²

Distance **0.84km**

Notes from your agent

The two properties are located approximately 800 metres apart. This property has a bigger land size, . Both properties were built around a similar period and are positioned in close proximity. While the subject property offers a higher number of bedrooms, the similarities in location, age and land attributes indicate a clear relationship between their sale prices.

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