

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 661 Waverley Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,710,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	11 Snowden Dr GLEN WAVERLEY 3150	\$1,636,000	02/05/2026
2	564 Waverley Rd GLEN WAVERLEY 3150	\$1,608,000	16/04/2026
3	527 Waverley Rd GLEN WAVERLEY 3150	\$1,609,000	28/02/2026

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: 18/05/2026 13:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2026: \$1,710,000

Comparable Properties

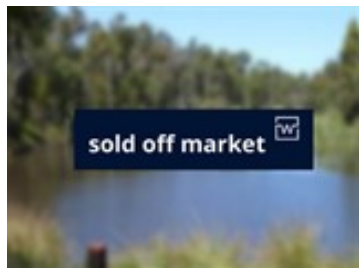


11 Snowden Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,636,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 658 sqm approx



564 Waverley Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,608,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)



527 Waverley Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,609,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Biggin & Scott | P: 03 9317 5577