

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

1/577 WAVERLEY ROAD 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

Unit

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

2/484 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,483,000	25-Jul-26
3/32 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150	\$1,570,000	11-Apr-26
1/38 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$1,487,000	13-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.~~

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2/484 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **\$1,483,000** Sold Date **25-Jul-26**

Distance **1.1km**



3/32 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,570,000** Sold Date **11-Apr-26**

Distance **0.83km**



1/38 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **\$1,487,000** Sold Date **13-Jun-26**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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