

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 EALING COURT 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,751,500

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 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

4 COWRIE STREET GLEN WAVERLEY VIC 3150	\$1,430,000	09-May-26
22 ST GEORGES COURT GLEN WAVERLEY VIC 3150	\$1,402,000	30-Jan-26
38 TORWOOD AVENUE GLEN WAVERLEY VIC 3150	\$1,433,000	09-May-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: 25 May 2026


**4 COWRIE STREET GLEN
WAVERLEY VIC 3150**
 5  3  2

 Sold Price ^{RS} **\$1,430,000** ^{UN} Sold Date **09-May-26**

 Distance **0.27km**

**22 ST GEORGES COURT GLEN
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,402,000** Sold Date **30-Jan-26**

 Distance **0.52km**

**38 TORWOOD AVENUE GLEN
WAVERLEY VIC 3150**
 4  2  2

 Sold Price ^{RS} **\$1,433,000** Sold Date **09-May-26**

 Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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