

## 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

1/19 CROWN STREET GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

1/8 BEACON STREET GLEN WAVERLEY VIC 3150	1780000	25-Oct-25
2/10 MOROCCO COURT GLEN WAVERLEY VIC 3150	1785000	08-Nov-25
1/11 MOUNT STREET GLEN WAVERLEY VIC 3150	1700000	06-Dec-25

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: 17 April 2026


**1/8 BEACON STREET GLEN  
WAVERLEY VIC 3150**
 4  3  2

Sold Price

**1780000**

 Sold Date **25-Oct-25**

 Distance **1.97km**

**2/10 MOROCCO COURT GLEN  
WAVERLEY VIC 3150**
 5  3  2

Sold Price

<sup>RS</sup>**1785000**

 Sold Date **08-Nov-25**

 Distance **0.9km**

**1/11 MOUNT STREET GLEN  
WAVERLEY VIC 3150**
 4  3  2

Sold Price

**1700000**

 Sold Date **06-Dec-25**

 Distance **1.81km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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