

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

1/596 HIGH STREET 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

or range
between

\$700,000

&

\$770,000

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

1/1-3 DORGAN STREET MOUNT WAVERLEY VIC 3149	\$770,000	24-Jan-26
3/114 LEEDS ROAD MOUNT WAVERLEY VIC 3149	\$788,500	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: 13 April 2026


**1/1-3 DORGAN STREET MOUNT
WAVERLEY VIC 3149**
 2
  1
  1

 Sold Price **\$770,000** Sold Date **24-Jan-26**

 Distance **0.68km**

**3/114 LEEDS ROAD MOUNT
WAVERLEY VIC 3149**
 2
  1
  1

 Sold Price **\$788,500** Sold Date **06-Dec-25**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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