

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

3/1 PINE TREE AVENUE 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

\$900,000

&

\$950,000

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

2/600 Highbury Road Glen Waverley VIC 3150	\$998,000	15-Dec-25
2/24 Willow Avenue Glen Waverley VIC 3150	\$950,000	18-Apr-26
1/3 Folkestone Road Glen Waverley VIC 3150	\$935,000	07-Mar-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: 24 April 2026


2/600 Highbury Road Glen Waverley VIC 3150
 3  2  2

 Sold Price **\$998,000** Sold Date **15-Dec-25**

 Distance **0.04km**

2/24 Willow Avenue Glen Waverley VIC 3150
 2  1  1

 Sold Price ^{RS} **\$950,000** Sold Date **18-Apr-26**

 Distance **0.55km**

1/3 Folkestone Road Glen Waverley VIC 3150
 3  2  1

 Sold Price ^{RS} **\$935,000** Sold Date **07-Mar-26**

 Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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