

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

1/3 MAREEBA 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

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

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

1/16 ORCHARD STREET GLEN WAVERLEY VIC 3150	\$1,688,888	28-Mar-26
1/11 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,700,000	06-Dec-25
1/76 CAPITAL AVENUE GLEN WAVERLEY VIC 3150	\$1,800,000	14-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: 19 May 2026


**1/16 ORCHARD STREET GLEN
WAVERLEY VIC 3150**
 4
  3
  2

 Sold Price ^{RS} **\$1,688,888** Sold Date **28-Mar-26**

 Distance **0.8km**

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

 Sold Price **\$1,700,000** Sold Date **06-Dec-25**

 Distance **1.76km**

**1/76 CAPITAL AVENUE GLEN
WAVERLEY VIC 3150**
 4
  4
  2

 Sold Price **\$1,800,000** Sold Date **14-Dec-25**

 Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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