

## 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

2/1 ROLLS COURT 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

\$1,150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

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

1/7 PARK STREET GLEN WAVERLEY VIC 3150	1220000	09-Feb-26
442A SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	1158000	23-Jan-26
2/15 ROLLS COURT GLEN WAVERLEY VIC 3150	1275000	15-Nov-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: 02 May 2026



**1/7 PARK STREET GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price **1220000** Sold Date **09-Feb-26**

Distance **0.71km**



**442A SPRINGVALE ROAD GLEN  
WAVERLEY VIC 3150**

4 3 1

Sold Price **1158000** Sold Date **23-Jan-26**

Distance **1.85km**



**2/15 ROLLS COURT GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price **1275000** Sold Date **15-Nov-25**

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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