

## 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

43 ORCHARD 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

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

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

3 STANFIELD COURT GLEN WAVERLEY VIC 3150	\$1,785,000	20-Dec-25
35 KINNOULL GROVE GLEN WAVERLEY VIC 3150	\$1,805,000	13-Feb-26
8 MOYLAN ROAD GLEN WAVERLEY VIC 3150	\$1,880,000	18-Feb-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: 04 May 2026

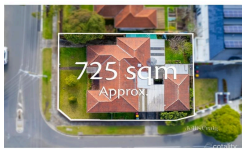

**3 STANFIELD COURT GLEN  
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,785,000** Sold Date **20-Dec-25**

 Distance **1.16km**

**35 KINNOULL GROVE GLEN  
WAVERLEY VIC 3150**
 5  2  2

 Sold Price **\$1,805,000** Sold Date **13-Feb-26**

 Distance **1.43km**

**8 MOYLAN ROAD GLEN  
WAVERLEY VIC 3150**
 6  3  2

 Sold Price **\$1,880,000** Sold Date **18-Feb-26**

 Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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