

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 APPLETREE DRIVE 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,766,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2025

to

30 Jun 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 LISA COURT GLEN WAVERLEY VIC 3150	\$1,450,000	14-Jun-26
16 BLENHEIM AVENUE GLEN WAVERLEY VIC 3150	\$1,580,800	07-Mar-26
12 KAWANA CRESCENT GLEN WAVERLEY VIC 3150	\$1,535,000	16-May-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: 10 July 2026



3 LISA COURT GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price ^{RS} **\$1,450,000** ^{UN} Sold Date **14-Jun-26**

Distance **0.09km**



16 BLENHEIM AVENUE GLEN WAVERLEY VIC 3150

 3
  2
  2

Sold Price **\$1,580,800** Sold Date **07-Mar-26**

Distance **0.43km**



12 KAWANA CRESCENT GLEN WAVERLEY VIC 3150

 4
  2
  1

Sold Price ^{RS} **\$1,535,000** Sold Date **16-May-26**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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