

## 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

2/21 HALLOWS STREET GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

2/11 FAIRHILLS PARADE GLEN WAVERLEY VIC 3150	\$1,370,000	08-Mar-25
12B TANNER STREET GLEN WAVERLEY VIC 3150	\$1,125,000	29-Mar-25
3/4 CARMICHAEL COURT GLEN WAVERLEY VIC 3150	\$1,330,000	11-Jul-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: 15 July 2025



## 2/11 FAIRHILLS PARADE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **\$1,370,000** Sold Date **08-Mar-25**

Distance **1.57km**



## 12B TANNER STREET GLEN WAVERLEY VIC 3150

4 2 1

Sold Price **\$1,125,000** Sold Date **29-Mar-25**

Distance **0.58km**



## 3/4 CARMICHAEL COURT GLEN WAVERLEY VIC 3150

4 3 2

Sold Price <sup>RS</sup> **\$1,330,000** Sold Date **11-Jul-25**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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