

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

17 Glenwood Avenue, Glen Waverley VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$1,702,000

Property Type

House

Suburb

Glen Waverley

Period - From

09/08/2024

to

08/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41 Vermont St, Glen Waverley Vic	\$1,390,000	25/01/2025
60 Ivanhoe St, Glen Waverley Vic	\$1,270,000	09/11/2024
41 Vermont St, Glen Waverley Vic	\$1,360,000	25/01/2025

This Statement of Information was prepared on:

10/02/2025