

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

6 Landridge Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,700,000

&

\$1,780,000

Median sale price

Median price

\$1,728,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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	5 Arcadia Ct GLEN WAVERLEY 3150	\$1,780,000	23/10/2025
2	19 Mavista Av GLEN WAVERLEY 3150	\$1,760,000	28/06/2025
3	70 Guinevere Pde GLEN WAVERLEY 3150	\$1,700,000	21/06/2025

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,700,000 - \$1,780,000

Median House Price

Year ending September 2025: \$1,728,500



Property Type:
Agent Comments

Comparable Properties



5 Arcadia Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,780,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 671 sqm approx



19 Mavista Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 708 sqm approx



70 Guinevere Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 661 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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