

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

2/31 LILIAN STREET 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

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

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

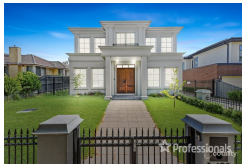
Date of sale

1/52 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$2,095,000	05-May-25
22 ROSE AVENUE GLEN WAVERLEY VIC 3150	\$1,810,000	27-Mar-25
1/30 JORDAN GROVE GLEN WAVERLEY VIC 3150	\$1,830,000	26-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: 28 August 2025



1/52 ROSE AVENUE GLEN WAVERLEY VIC 3150

 4  4  2

Sold Price **\$2,095,000** Sold Date **05-May-25**

Distance **1.14km**



22 ROSE AVENUE GLEN WAVERLEY VIC 3150

 5  2  2

Sold Price **\$1,810,000** Sold Date **27-Mar-25**

Distance **1.38km**



1/30 JORDAN GROVE GLEN WAVERLEY VIC 3150

 4  4  2

Sold Price ^{RS} **\$1,830,000** Sold Date **26-Jul-25**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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