## 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

22 Creswick Street, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,800,000		&		\$1,900,000				
Median sale price									
Median price	\$1,804,000	Pro	Property Type		House		Suburb	Glen Waverley	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	36 Townsend St GLEN WAVERLEY 3150	\$1,808,000	03/05/2025
2	22 View Mount Rd WHEELERS HILL 3150	\$1,808,800	15/03/2025
3			

OR

**B**<sup>\*</sup> 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:

25/07/2025 10:56









Property Type: House Land Size: 770 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price June quarter 2025: \$1,804,000

# **Comparable Properties**

36 Townsend St GLEN WAVERLEY 3150 (REI)   1 5 1   2 1 2   Price: \$1,808,000 1 2   Method: Auction Sale 2 2   Date: 03/05/2025 2 2   Property Type: House 2 2   Land Size: 685 sqm approx 2	Agent Comments
22 View Mount Rd WHEELERS HILL 3150 (REI/VG) 5 3 3 Price: \$1,808,800 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 1006 sqm approx	Agent Comments

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.

#### Account - Biggin & Scott Glen Waverley | P: 03 9560 8888



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