

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

118/270 SPRINGVALE ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2025

to

31 Jan 2026

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

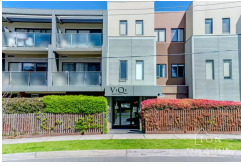
Date of sale

229/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$632,000	29-Oct-25
1209A/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$580,000	05-Sep-25
903/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$600,000	07-Oct-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: 09 February 2026



229/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150 Sold Price **\$632,000** Sold Date **29-Oct-25**

 2  2  1

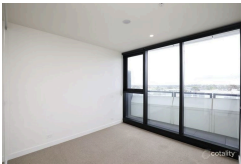
Distance **0km**



1209A/39 KINGSWAY GLEN WAVERLEY VIC 3150 Sold Price **\$580,000** Sold Date **05-Sep-25**

 2  2  1

Distance **0.29km**



903/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150 Sold Price **\$600,000** Sold Date **07-Oct-25**

 2  2  1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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