

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

114/270 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,751,500

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 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

513/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$371,000	26-Feb-26
6/286-290 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$382,000	16-Mar-26
1002/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$385,000	22-Dec-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: 15 May 2026

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**513/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 1  1  1

Sold Price

\$371,000

Sold Date **26-Feb-26**

Distance **0.29km**



**6/286-290 BLACKBURN ROAD
GLEN WAVERLEY VIC 3150**

 1  1  1

Sold Price

\$382,000

Sold Date **16-Mar-26**

Distance **1.66km**



**1002/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 1  1  1

Sold Price

\$385,000

Sold Date **22-Dec-25**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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