

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

783 HIGH STREET 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

\$3,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,728,500

Property type

House

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

40 BOGONG AVENUE GLEN WAVERLEY VIC 3150	\$2,700,000	11-Oct-25
9 MARRIOTT PARADE GLEN WAVERLEY VIC 3150	\$2,810,000	15-Nov-25
33 MYRTLE STREET GLEN WAVERLEY VIC 3150	\$2,800,000	04-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: 27 February 2026



**40 BOGONG AVENUE GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price **\$2,700,000** Sold Date **11-Oct-25**

Distance **0.98km**



**9 MARRIOTT PARADE GLEN
WAVERLEY VIC 3150**

 4  2  1

Sold Price ^{RS} **\$2,810,000** Sold Date **15-Nov-25**

Distance **1.1km**



**33 MYRTLE STREET GLEN
WAVERLEY VIC 3150**

 3  1  1

Sold Price ^{RS} **\$2,800,000** Sold Date **04-Oct-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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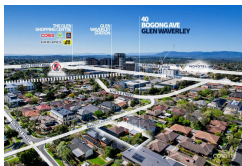


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