

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

108/353 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

3/353 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$610,000	06-Oct-25
13/353 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$585,000	10-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: 11 April 2026



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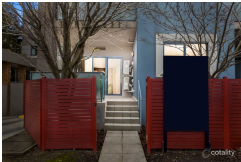


**3/353 SPRINGVALE ROAD GLEN
 WAVERLEY VIC 3150**

2 1 2

Sold Price **\$610,000** Sold Date **06-Oct-25**

Distance **0km**



**13/353 SPRINGVALE ROAD GLEN
 WAVERLEY VIC 3150**

2 2 2

Sold Price **\$585,000** Sold Date **10-Jul-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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