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	5/2 Mckelvie Court, Glen Waverley Vic 3150
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$841,888

Median sale price

Median price	\$1,338,000	Pro	perty Type	Townhouse		Suburb	Glen Waverley
Period - From	02/12/2024	to	01/12/2025		Source	Property	v Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/1 Mckelvie Ct GLEN WAVERLEY 3150	\$810,000	22/11/2025
2	9/2 Mckelvie Ct GLEN WAVERLEY 3150	\$801,000	23/08/2025
3	14 Tulloch Gr GLEN WAVERLEY 3150	\$830,000	02/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/12/2025 10:18









Property Type: Agent Comments

Indicative Selling Price \$841,888 **Median Townhouse Price** 02/12/2024 - 01/12/2025: \$1,338,000

Comparable Properties

4/1 Mckelvie Ct GLEN WAVERLEY 3150 (REI)





Agent Comments

Price: \$810,000 Method:

Date: 22/11/2025

Property Type: Townhouse (Single)

9/2 Mckelvie Ct GLEN WAVERLEY 3150 (VG)

Price: \$801,000 Method: Sale Date: 23/08/2025







Agent Comments

Agent Comments

14 Tulloch Gr GLEN WAVERLEY 3150 (REI/VG)

Property Type: Flat/Unit/Apartment (Res)







Price: \$830,000 Method: Private Sale Date: 02/07/2025

Property Type: Townhouse (Single) Land Size: 232 sqm approx

Account - Barry Plant | P: 03 9803 0400





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