

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

1/26 Mulgrave Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,490,000

&

\$1,639,000

Median sale price

Median price \$1,335,500

Property Type Townhouse

Suburb Glen Waverley

Period - From 23/07/2025

to

22/07/2026

Source Property 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	Price	Date of sale
1	2/4 Hammence St GLEN WAVERLEY 3150	\$1,550,000	28/03/2026
2	1a Lyons St MOUNT WAVERLEY 3149	\$1,560,000	26/03/2026
3	5/43-45 Lincoln Av GLEN WAVERLEY 3150	\$1,599,000	21/03/2026

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 six months.~~

This Statement of Information was prepared on:

23/07/2026 10:05