

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

2/16 Hampshire Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,315,000 Property Type Townhouse Suburb Glen Waverley

Period - From 16/03/2025 to 15/03/2026 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	16b Plato Cr WHEELERS HILL 3150	\$1,603,000	21/10/2025
2	16a Plato Cr WHEELERS HILL 3150	\$1,550,000	04/10/2025
3	4A Kauri Gr GLEN WAVERLEY 3150	\$1,600,000	20/09/2025

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: 16/03/2026 10:32

Brett Philipp
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Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
16/03/2025 - 15/03/2026: \$1,315,000

Comparable Properties



16b Plato Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,603,000
Method: Private Sale
Date: 21/10/2025
Property Type: Townhouse (Single)
Land Size: 394 sqm approx

16a Plato Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

4A Kauri Gr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 398 sqm approx

Account - Marshall White | P: 03 9822 9999



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