

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

16 Stirling Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$1,785,000 Property Type House Suburb Glen Waverley

Period - From 13/03/2025 to 12/03/2026 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	10 Stirling Cr GLEN WAVERLEY 3150	\$3,110,000	20/11/2025
2	7 Stirling Cr GLEN WAVERLEY 3150	\$2,905,000	08/11/2025
3	23 Stirling Cr GLEN WAVERLEY 3150	\$2,460,000	17/09/2025

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.~~

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4 3 5

Property Type: House (Previously Occupied - Detached)
Land Size: 1041 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
13/03/2025 - 12/03/2026: \$1,785,000

Comparable Properties



10 Stirling Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$3,110,000
Method: Auction Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 1316 sqm approx



7 Stirling Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

5 3 3

Price: \$2,905,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 1052 sqm approx



23 Stirling Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 4 2

Price: \$2,460,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 1052 sqm approx

Account - Jellis Craig | P: 03 88498088