

# 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 4 Boyanna Road, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,850,000

### Median sale price

Median price \$1,794,444 Property Type House Suburb Glen Waverley

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	16 Epworth Ct GLEN WAVERLEY 3150	\$2,770,000	07/12/2025
2	12 Epworth Ct GLEN WAVERLEY 3150	\$2,621,000	11/10/2025
3	35 Arlington Dr GLEN WAVERLEY 3150	\$2,450,000	27/08/2025

**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: 26/02/2026 12:43

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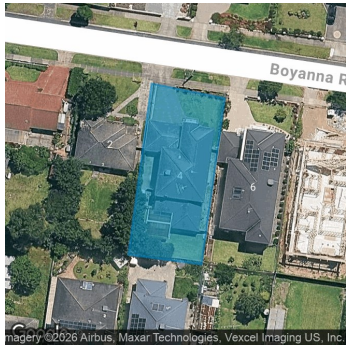
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**Indicative Selling Price**

\$2,600,000 - \$2,850,000

**Median House Price**

Year ending December 2025: \$1,794,444



5   2   2

**Property Type:** House

**Land Size:** 654 sqm approx

**Agent Comments**

## Comparable Properties



**16 Epworth Ct GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$2,770,000

**Method:** Auction Sale

**Date:** 07/12/2025

**Property Type:** House (Res)

**Land Size:** 933 sqm approx



**12 Epworth Ct GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$2,621,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**35 Arlington Dr GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 27/08/2025

**Property Type:** House

**Land Size:** 544 sqm approx

**Account - Jellis Craig** | P: 03 88498088