

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

1/9 Chivers Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$930,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

14/10/2024

to

13/10/2025

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	2/55 Illuka Cr MOUNT WAVERLEY 3149	\$820,000	30/08/2025
2	14 Tulloch Gr GLEN WAVERLEY 3150	\$830,000	02/07/2025
3	2/1 Richard St GLEN WAVERLEY 3150	\$839,500	02/08/2025

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:

14/10/2025 19:54



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Property Type: Unit
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$860,000
Median Unit Price
14/10/2024 - 13/10/2025: \$930,000

Comparable Properties



2/55 Illuka Cr MOUNT WAVERLEY 3149 (REI)

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Price: \$820,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 205 sqm approx

Agent Comments
similar house condition



14 Tulloch Gr GLEN WAVERLEY 3150 (REI/VG)

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Price: \$830,000
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Agent Comments
similar house condition



2/1 Richard St GLEN WAVERLEY 3150 (REI/VG)

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Price: \$839,500
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit
Land Size: 410 sqm approx

Agent Comments
similar house condition

Account - Jellis Craig | P: 03 88498088