

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 Boronia Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$3,350,000 & \$3,650,000

Median sale price

Median price \$1,818,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2025 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	20 Garwain Pde GLEN WAVERLEY 3150	\$3,580,000	16/02/2026
2	29 Canova Dr GLEN WAVERLEY 3150	\$3,588,888	08/11/2025
3	19 Galahad Cr GLEN WAVERLEY 3150	\$3,550,000	22/09/2025

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:

23/02/2026 22:34



Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$3,350,000 - \$3,650,000
Median House Price
December quarter 2025: \$1,818,000

Comparable Properties



20 Garwain Pde GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$3,580,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 650 sqm approx



29 Canova Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$3,588,888
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx



19 Galahad Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$3,550,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 851 sqm approx