

# 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 3/63 Cypress Avenue, 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,330,000 Property Type Townhouse Suburb Glen Waverley

Period - From 04/02/2025 to 03/02/2026 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	2/45 Cypress Av GLEN WAVERLEY 3150	\$1,268,000	20/09/2025
2	2/14 Moira Gr GLEN WAVERLEY 3150	\$1,424,000	06/09/2025
3	2/4 Aurisch Av GLEN WAVERLEY 3150	\$1,345,500	16/08/2025

**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.~~

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**Indicative Selling Price**

\$1,280,000 - \$1,380,000

**Median Townhouse Price**

04/02/2025 - 03/02/2026: \$1,330,000



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/45 Cypress Av GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,268,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)

**2/14 Moira Gr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,424,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** Townhouse (Res)

**2/4 Aurisch Av GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,345,500

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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