

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 108 Springvale Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	9 Glenview Ct GLEN WAVERLEY 3150	\$1,965,000	09/12/2025
2	15 Gyton Av GLEN WAVERLEY 3150	\$2,020,000	06/12/2025
3	108 Springvale Rd GLEN WAVERLEY 3150	\$1,825,000	19/08/2021

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 2

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2025: \$1,818,000

Comparable Properties



9 Glenview Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

5 3 4

Price: \$1,965,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 791 sqm approx



15 Gyton Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 1

Price: \$2,020,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 911 sqm approx



108 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 3 2

Price: \$1,825,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: House (Res)

Land Size: 727 sqm approx

Account - RT Edgar Whitehorse | P: 03 9888 9966