

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 46 Hampshire Road, Glen Waverley Vic 3150

Indicative selling price

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

Single price \$895,000

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	2/18 Peveril St GLEN WAVERLEY 3150	\$878,000	29/11/2025
2	2/529 Springvale Rd GLEN WAVERLEY 3150	\$872,000	29/10/2025
3	1/18 Peveril St GLEN WAVERLEY 3150	\$868,000	27/09/2025

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:

05/03/2026 10:18

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Indicative Selling Price

\$895,000

Median House Price

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



 2  1  1

Property Type: House

Land Size: 427 sqm approx

Agent Comments

Comparable Properties



2/18 Peveril St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 2  1  1

Price: \$878,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit



2/529 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 3  1  1

Price: \$872,000

Method: Auction Sale

Date: 29/10/2025

Property Type: Unit

1/18 Peveril St GLEN WAVERLEY 3150 (VG)

Agent Comments

 2  -  -

Price: \$868,000

Method: Sale

Date: 27/09/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 88498088