

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 6/2 Delmore Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,450,000 & \$1,500,000

Median sale price

Median price \$1,331,500 Property Type Townhouse Suburb Glen Waverley

Period - From 02/03/2025 to 01/03/2026 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	27 Munro Av MOUNT WAVERLEY 3149	\$1,268,000	11/09/2025
3	2/14 Moira Gr GLEN WAVERLEY 3150	\$1,424,000	06/09/2025

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: 02/03/2026 12:26

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Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,500,000
Median Townhouse Price
02/03/2025 - 01/03/2026: \$1,331,500

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)



27 Munro Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,268,000
Method: Private Sale
Date: 11/09/2025
Property Type: Townhouse (Single)
Land Size: 224 sqm approx

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)

Account - Jellis Craig | P: 03 88498088