

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

2 Allure Court, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,450,000

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	22 St Georges Ct GLEN WAVERLEY 3150	\$1,402,000	30/01/2026
2	126 Capital Av GLEN WAVERLEY 3150	\$1,439,000	10/11/2025
3	993 High Street Rd GLEN WAVERLEY 3150	\$1,450,000	18/10/2025

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 11:43



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Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
December quarter 2025: \$1,818,000

Comparable Properties

22 St Georges Ct GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,402,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: House (Res)
Land Size: 743 sqm approx



126 Capital Av GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,439,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 656 sqm approx

993 High Street Rd GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,450,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 654 sqm approx