

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 COOPER AVENUE GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,694,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

9 WARWICK COURT GLEN WAVERLEY VIC 3150	\$1,456,000	06-Sep-25
2 OXLEY CLOSE GLEN WAVERLEY VIC 3150	\$1,465,000	13-Sep-25
20 DIOSMA DRIVE GLEN WAVERLEY VIC 3150	\$1,490,000	04-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025



9 WARWICK COURT GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price ^{RS} **\$1,456,000** Sold Date **06-Sep-25**

Distance **0.41km**



2 OXLEY CLOSE GLEN WAVERLEY VIC 3150

 5
  2
  2

Sold Price ^{RS} **\$1,465,000** Sold Date **13-Sep-25**

Distance **0.13km**



20 DIOSMA DRIVE GLEN WAVERLEY VIC 3150

 3
  1
  1

Sold Price ^{RS} **\$1,490,000** Sold Date **04-Oct-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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