

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

61 Avonhurst Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,806,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2025

to

30/09/2025

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	6 Longbourne Av NOTTING HILL 3168	\$1,275,000	20/09/2025
2	37 Hampshire Rd GLEN WAVERLEY 3150	\$1,350,000	18/08/2025
3	50 Hampshire Rd GLEN WAVERLEY 3150	\$1,304,000	07/07/2025

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:

09/11/2025 17:58



3 1 2

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

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2025: \$1,806,000

Comparable Properties



6 Longbourne Av NOTTING HILL 3168 (REI)

Agent Comments

3 1 2

Price: \$1,275,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 735 sqm approx



37 Hampshire Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 1

Price: \$1,350,000
Method: Private Sale
Date: 18/08/2025
Property Type: House
Land Size: 644 sqm approx



50 Hampshire Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$1,304,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 725 sqm approx