

## 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

1/51 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/18 PEVERIL STREET GLEN WAVERLEY VIC 3150	\$868,000	27-Sep-25
2/18 PEVERIL STREET GLEN WAVERLEY VIC 3150	\$878,000	29-Nov-25
2/354 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$947,000	28-Feb-26

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: 05 March 2026


**1/18 PEVERIL STREET GLEN  
WAVERLEY VIC 3150**
 2    1    1

 Sold Price     **\$868,000**   Sold Date   **27-Sep-25**

 Distance     **1.07km**

**2/18 PEVERIL STREET GLEN  
WAVERLEY VIC 3150**
 2    1    1

 Sold Price     **\$878,000**   Sold Date   **29-Nov-25**

 Distance     **1.07km**

**2/354 STEPHENSONS ROAD  
MOUNT WAVERLEY VIC 3149**
 2    1    1

 Sold Price     <sup>RS</sup> **\$947,000**   Sold Date   **28-Feb-26**

 Distance     **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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