

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

1/33 Kincumber Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,786,944 Property Type House Suburb Glen Waverley

Period - From 01/04/2025 to 31/03/2026 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	2/3 Campbell St GLEN WAVERLEY 3150	\$990,000	14/03/2026
2	2/755 Waverley Rd GLEN WAVERLEY 3150	\$935,000	12/01/2026
3	6/47 Nottingham St GLEN WAVERLEY 3150	\$995,000	13/12/2025

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:

27/04/2026 14:52



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

Year ending March 2026: \$1,786,944

The living area is relatively small compared to comparable sales.

Comparable Properties



2/3 Campbell St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



2/755 Waverley Rd GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$935,000

Method: Sale

Date: 12/01/2026

Property Type: Flat/Unit/Apartment (Res)



6/47 Nottingham St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$995,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Land Size: 226 sqm approx

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