

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

10 Dunscombe Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2026

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	9 Meadow Cr MOUNT WAVERLEY 3149	\$1,609,000	30/05/2026
2	16 Morshead Av MOUNT WAVERLEY 3149	\$1,675,000	27/03/2026
3	104 Bogong Av GLEN WAVERLEY 3150	\$1,710,000	14/02/2026

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:

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Property Type: House
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
March quarter 2026: \$1,710,000

Comparable Properties



9 Meadow Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,609,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 771 sqm approx



16 Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 766 sqm approx



104 Bogong Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 725 sqm approx