

## 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

11 AVENDON BOULEVARD 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

\$1,990,000

&

\$2,189,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 14 HOLMES WAY GLEN WAVERLEY VIC 3150  | \$1,930,000 | 01-Nov-25 |
| 30 KIAH STREET GLEN WAVERLEY VIC 3150 | \$2,162,000 | 13-Sep-25 |
| 2 HINKLER ROAD GLEN WAVERLEY VIC 3150 | \$2,180,000 | 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: 10 March 2026


**14 HOLMES WAY GLEN  
WAVERLEY VIC 3150**

 4
  2
  2

Sold Price **\$1,930,000** Sold Date **01-Nov-25**

Distance **0.67km**


**30 KIAH STREET GLEN WAVERLEY  
VIC 3150**

 4
  2
  1

Sold Price **\$2,162,000** Sold Date **13-Sep-25**

Distance **1.51km**


**2 HINKLER ROAD GLEN  
WAVERLEY VIC 3150**

 3
  1
  4

Sold Price **\$2,180,000** Sold Date **04-Oct-25**

Distance **1.22km**

RS = Recent sale      UN = Undisclosed Sale

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