

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

11b Coomleigh Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,280,000

&

\$1,400,000

Median sale price

Median price

\$990,000

Property Type

Unit

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	2/7 Fairhills Pde GLEN WAVERLEY 3150	\$1,325,000	03/12/2025
2	1/13 Fairhills Pde GLEN WAVERLEY 3150	\$1,280,000	11/11/2025
3	2/6 Olinda St GLEN WAVERLEY 3150	\$1,350,000	08/11/2025

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:

15/04/2026 13:27



4 2 2

Property Type: Unit
Land Size: 389 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median Unit Price
Year ending March 2026: \$990,000

Comparable Properties



2/7 Fairhills Pde GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$1,325,000
Method: Sale
Date: 03/12/2025
Property Type: Flat/Unit/Apartment (Res)



1/13 Fairhills Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 1

Price: \$1,280,000
Method: Private Sale
Date: 11/11/2025
Property Type: Unit



2/6 Olinda St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

2 2 1

Price: \$1,350,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 421 sqm approx