

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

12 Johnson Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,280,000

&

\$1,408,000

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	6 Vermont St GLEN WAVERLEY 3150	\$1,385,000	29/01/2026
2	8 Whites La GLEN WAVERLEY 3150	\$1,380,000	14/01/2026
3	14 Kurrajong Av GLEN WAVERLEY 3150	\$1,490,000	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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 1045 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,408,000
Median House Price
Year ending March 2026: \$1,786,944

Comparable Properties



6 Vermont St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,385,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 742 sqm approx



8 Whites La GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 14/01/2026
Property Type: House (Res)
Land Size: 651 sqm approx



14 Kurrajong Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,490,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 755 sqm approx