

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

123 Coleman Parade, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2025

to

30/06/2026

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	8 Botanic Dr GLEN WAVERLEY 3150	\$3,468,000	11/08/2026
2	11 Robin Gr MOUNT WAVERLEY 3149	\$2,760,000	06/08/2026
3	15 Greenways Rd GLEN WAVERLEY 3150	\$2,700,000	04/08/2026

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:

24/09/2026 22:28



5 4 2

Property Type: House
Land Size: 782 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending June 2026: \$1,750,000

Comparable Properties



8 Botanic Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 3

Price: \$3,468,000
Method: Private Sale
Date: 11/08/2026
Property Type: House (Res)
Land Size: 730 sqm approx



11 Robin Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 2

Price: \$2,760,000
Method: Sold Before Auction
Date: 06/08/2026
Property Type: House (Res)
Land Size: 775 sqm approx



15 Greenways Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 2

Price: \$2,700,000
Method: Private Sale
Date: 04/08/2026
Property Type: House (Res)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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