

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

18 Mannering Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	38 Torwood Av GLEN WAVERLEY 3150	\$1,433,000	09/05/2026
2	22 Torwood Av GLEN WAVERLEY 3150	\$1,401,000	22/04/2026
3	9 Finton CI GLEN WAVERLEY 3150	\$1,370,000	06/03/2026

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:

05/06/2026 15:02



 4  3  2

Property Type: House
Land Size: 780 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2026: \$1,710,000

Comparable Properties



38 Torwood Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,433,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 759 sqm approx



22 Torwood Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,401,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 715 sqm approx



9 Finton Cl GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 702 sqm approx

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036