

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 The Grove, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Glen Waverley

Period - From 03/07/2025

to

02/07/2026

Source Property Data

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	11 Avendon Blvd GLEN WAVERLEY 3150	\$2,199,000	29/03/2026
2	14 Aitchison Ct GLEN WAVERLEY 3150	\$2,450,000	21/03/2026
3	50 Lincoln Av GLEN WAVERLEY 3150	\$2,180,000	27/02/2026

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:

03/07/2026 15:10



4
 2
 2

Rooms: 9

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

03/07/2025 - 02/07/2026: \$1,750,000

Comparable Properties



11 Avendon Blvd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,199,000

Method: Auction Sale

Date: 29/03/2026

Property Type: House (Res)

Land Size: 480 sqm approx



14 Aitchison Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5
 4
 3

Price: \$2,450,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 544 sqm approx



50 Lincoln Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,180,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977