

# 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

23 Mannering Drive, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 | 9 Finton Cl GLEN WAVERLEY 3150      | \$1,370,000 | 06/03/2026   |
| 3 | 22 St Georges Ct GLEN WAVERLEY 3150 | \$1,402,000 | 30/01/2026   |

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:

18/05/2026 13:20



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 682 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](#)



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



**9 Finton Cl GLEN WAVERLEY 3150 (REI)**

[Agent Comments](#)



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

**22 St Georges Ct GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,402,000  
**Method:** Sold Before Auction  
**Date:** 30/01/2026  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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