

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

32 Chivers Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	2 Colvin Ct GLEN WAVERLEY 3150	\$1,230,000	25/07/2026
2	46 Johnson Dr GLEN WAVERLEY 3150	\$1,255,500	19/04/2026
3	42 Samada St NOTTING HILL 3168	\$1,167,000	18/04/2026

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:

29/07/2026 10:11



3 2 1

Property Type: House

Agent Comments

Comparable Properties



2 Colvin Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 683 sqm approx



46 Johnson Dr GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$1,255,500

Method: Sale

Date: 19/04/2026

Property Type: House (Res)

Land Size: 817 sqm approx



42 Samada St NOTTING HILL 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$1,167,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 658 sqm approx