

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

40 Leicester Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

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.~~

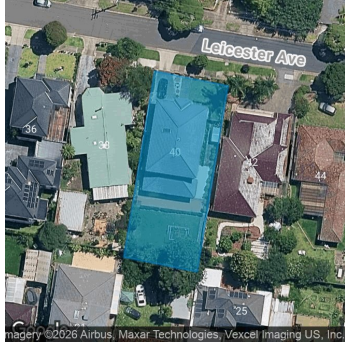
	Address of comparable property	Price	Date of sale
1	14 Aitchison Ct GLEN WAVERLEY 3150	\$2,450,000	21/03/2026
2	34 Dion Rd GLEN WAVERLEY 3150	\$2,466,000	14/03/2026
3			

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:

20/07/2026 14:30



5 3 2

Property Type: House

Agent Comments

Comparable Properties



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

34 Dion Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 4 2

Price: \$2,466,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 680 sqm approx

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.