

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

8 Diamond Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$3,400,000

&

\$3,600,000

Median sale price

Median price

\$1,786,944

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2025

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	33 Winston St GLEN WAVERLEY 3150	\$3,600,000	29/04/2026
2	20 Browning Dr GLEN WAVERLEY 3150	\$3,350,000	12/04/2026
3	20 Garwain Pde GLEN WAVERLEY 3150	\$3,580,000	04/02/2026

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:

28/05/2026 10:00

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5 5 2

Property Type: House (Res)

Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

Year ending March 2026: \$1,786,944

Comparable Properties



33 Winston St GLEN WAVERLEY 3150 (REI)

Agent Comments

5 5 2

Price: \$3,600,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: House (Res)

Land Size: 654 sqm approx



20 Browning Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 5 2

Price: \$3,350,000

Method: Private Sale

Date: 12/04/2026

Property Type: House

Land Size: 650 sqm approx



20 Garwain Pde GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 5 2

Price: \$3,580,000

Method: Private Sale

Date: 04/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx