

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

9 Maylands Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	1 Tamarisk Av GLEN WAVERLEY 3150	\$1,325,000	16/05/2026
2	44 Threadbow Cr WHEELERS HILL 3150	\$1,340,550	11/03/2026
3	8 Tamarisk Av GLEN WAVERLEY 3150	\$1,308,000	28/02/2026

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:

22/06/2026 21:32



Property Type: House

Land Size: 753 sqm approx

Agent Comments

Comparable Properties



1 Tamarisk Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 651 sqm approx



44 Threadbaw Cr WHEELERS HILL 3150 (REI/VG)

Agent Comments



Price: \$1,340,550

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 664 sqm approx

8 Tamarisk Av GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,308,000

Method: Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 669 sqm approx