

## 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

1 MAVISTA AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,820,000

&

\$1,870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,694,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 19 MAVISTA AVENUE GLEN WAVERLEY VIC 3150   | \$1,760,000 | 28-Jun-25 |
| 19 PACKHAM CRESCENT GLEN WAVERLEY VIC 3150 | \$1,880,000 | 12-May-25 |
| 24 MAVISTA AVENUE GLEN WAVERLEY VIC 3150   | \$1,886,000 | 16-Aug-25 |

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 6 months.~~

This Statement of Information was prepared on: 07 October 2025

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## 19 MAVISTA AVENUE GLEN WAVERLEY VIC 3150

4 2 3

Sold Price **\$1,760,000** Sold Date **28-Jun-25**

Distance **0.16km**



## 19 PACKHAM CRESCENT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,880,000** Sold Date **12-May-25**

Distance **0.91km**



## 24 MAVISTA AVENUE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,886,000** Sold Date **16-Aug-25**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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