

# 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

1/8 Owens 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)

Range between \$870,000

&

\$940,000

### Median sale price

Median price \$990,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/01/2025

to 31/12/2025

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	2/755-757 Waverley Rd GLEN WAVERLEY 3150	\$935,000	12/01/2026
2	2/69 Avonhurst Dr GLEN WAVERLEY 3150	\$920,000	23/09/2025
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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:

09/02/2026 13:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$870,000 - \$940,000  
**Median Unit Price**  
Year ending December 2025: \$990,000

## Comparable Properties



**2/755-757 Waverley Rd GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 296 sqm approx



**2/69 Avonhurst Dr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 23/09/2025  
**Property Type:** Unit  
**Land Size:** 220 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.

**Account - Ray White Carnegie** | P: 03 9571 6777 | F: 03 8574 8899



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