

## 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

1/51 DUNSCOMBE 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

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

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

|   |           |           |
|---|-----------|-----------|
| 23 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150  | \$940,000 | 06-Dec-25 |
| 2/18 PEVERIL STREET GLEN WAVERLEY VIC 3150  | \$878,000 | 29-Nov-25 |
| 2/168 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149 | \$940,000 | 07-Mar-26 |

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: 26 March 2026


**23 DUNSCOMBE AVENUE GLEN  
WAVERLEY VIC 3150**
 2   
  1   
  1

 Sold Price    **\$940,000**    Sold Date    **06-Dec-25**

 Distance    **0.27km**

**2/18 PEVERIL STREET GLEN  
WAVERLEY VIC 3150**
 2   
  1   
  1

 Sold Price    **\$878,000**    Sold Date    **29-Nov-25**

 Distance    **1.07km**

**2/168 LAWRENCE ROAD MOUNT  
WAVERLEY VIC 3149**
 2   
  1   
  2

 Sold Price    <sup>RS</sup> **\$940,000**    Sold Date    **07-Mar-26**

 Distance    **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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