

## 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

6 VALLEY VIEW COURT 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

\$2,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,728,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2025

to

31 Jan 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

16 MANNERING DRIVE GLEN WAVERLEY VIC 3150	2388888	08-Nov-25
43 HINKLER ROAD GLEN WAVERLEY VIC 3150	2350000	07-Oct-25
7 GWINGANA CRESCENT GLEN WAVERLEY VIC 3150	2305778	04-Sep-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: 11 February 2026

**16 MANNERING DRIVE GLEN  
WAVERLEY VIC 3150**

🛏️ 5 🚿 3 🚗 2

Sold Price

RS

**2388888**Sold Date **08-Nov-25**Distance **1.13km****43 HINKLER ROAD GLEN  
WAVERLEY VIC 3150**

🛏️ 4 🚿 3 🚗 2

Sold Price

**2350000**Sold Date **07-Oct-25**Distance **0.55km****7 GWINGANA CRESCENT GLEN  
WAVERLEY VIC 3150**

🛏️ 5 🚿 2 🚗 2

Sold Price

**2305778**Sold Date **04-Sep-25**Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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