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	55 Avonhurst Drive, Glen Waverley VIC 3150

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,728,500 Property Type House Suburb Glen Waverley

Period - From 12/08/2025 to 11/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Vermont Street Glen Waverley VIC 3150	$1,385,000	29/01/2026
6 Cooper Avenue Glen Waverley VIC 3150	$1,388,888	12/11/2025
61 Windella Crescent Glen Waverley VIC 3150	$1,425,000	20/12/2025

This Statement of Information was prepared on: 13/02/2026