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	18 Tobias Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between $2,380,000 & $2,550,000

Median sale price

Median price $1,806,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2025 to 30/09/2025 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	34 Tamarisk Av GLEN WAVERLEY 3150	$2,410,000	20/09/2025
2	23 Stirling Cr GLEN WAVERLEY 3150	$2,460,000	17/09/2025
3	11 Caithness Cr GLEN WAVERLEY 3150	$2,580,000	16/08/2025

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: 18/11/2025 10:52

18 Tobias Avenue, Glen Waverley Vic 3150



3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 734.787 sqm approx

Agent Comments

Indicative Selling Price
$2,380,000 - $2,550,000
Median House Price
September quarter 2025: $1,806,000

Comparable Properties



34 Tamarisk Av GLEN WAVERLEY 3150 (REI)

5 2 2

Price: $2,410,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



23 Stirling Cr GLEN WAVERLEY 3150 (REI)

5 4 2

Price: $2,460,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 1052 sqm approx

Agent Comments



11 Caithness Cr GLEN WAVERLEY 3150 (REI/VG)

5 3 2

Price: $2,580,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 1079 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400

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