

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 36 Hinkler Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

Median sale price

Median price \$1,786,944 Property Type House Suburb Glen Waverley

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

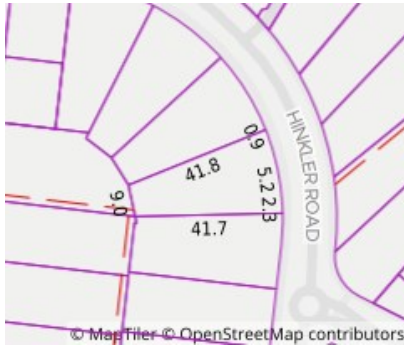
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	50 Lincoln Av GLEN WAVERLEY 3150	\$2,180,000	27/02/2026
2	27 Sanday St GLEN WAVERLEY 3150	\$2,170,000	14/12/2025
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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: 08/04/2026 14:45



Property Type: House (Previously Occupied - Detached)
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,150,000 - \$2,250,000
Median House Price
 Year ending March 2026: \$1,786,944

Comparable Properties



50 Lincoln Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$2,180,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 728 sqm approx



27 Sanday St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$2,170,000
Method: Private Sale
Date: 14/12/2025
Property Type: House (Res)
Land Size: 766 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 - Barry Plant | P: 03 9803 0400