

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,200,000

### 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	11 Avendon Blvd GLEN WAVERLEY 3150	\$2,199,000	29/03/2026
2	50 Lincoln Av GLEN WAVERLEY 3150	\$2,180,000	27/02/2026
3	27 Sanday St GLEN WAVERLEY 3150	\$2,170,000	14/12/2025

**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: 12/06/2026 16:45



 4    4    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,200,000

**Median House Price**

Year ending March 2026: \$1,786,944

## Comparable Properties



**11 Avendon Blvd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$2,199,000

**Method:** Auction Sale

**Date:** 29/03/2026

**Property Type:** House (Res)

**Land Size:** 480 sqm approx



**50 Lincoln Av GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

 4    2    2

**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

 4    1    2

**Price:** \$2,170,000

**Method:** Private Sale

**Date:** 14/12/2025

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

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