

## 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

134 CAPITAL AVENUE 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

or range  
between

\$1,360,000

&

\$1,460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,737,400

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2025

to

31 Aug 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 38 TORWOOD AVENUE GLEN WAVERLEY VIC 3150 | \$1,433,000 | 09-May-26 |
| 3 LISA COURT GLEN WAVERLEY VIC 3150      | \$1,450,000 | 14-Jun-26 |
| 14 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150 | \$1,440,000 | 22-Jun-26 |

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: 19 September 2026



## 38 TORWOOD AVENUE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,433,000** Sold Date **09-May-26**

Distance **0.74km**



## 3 LISA COURT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,450,000** Sold Date **14-Jun-26**

Distance **0.75km**



## 14 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,440,000** Sold Date **22-Jun-26**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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