

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 2 Diamond Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

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	27 Cypress Av GLEN WAVERLEY 3150	\$1,500,000	28/05/2026
2	7 Subiaco Ct GLEN WAVERLEY 3150	\$1,505,000	02/05/2026
3			

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.

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3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 708 sqm approx

Agent Comments

Indicative Selling Price

\$1,475,000 - \$1,575,000

Median House Price

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

Comparable Properties



27 Cypress Av GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Private Sale

Date: 28/05/2026

Property Type: House

Land Size: 650 sqm approx



7 Subiaco Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,505,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 826 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 - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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