

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

21 Canova Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

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	3 Utah Rd GLEN WAVERLEY 3150	\$1,545,000	26/03/2026
2	7 Howqua Ct GLEN WAVERLEY 3150	\$1,471,000	21/03/2026
3	11 Chapel St GLEN WAVERLEY 3150	\$1,628,000	01/02/2026

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:

15/05/2026 14:20



5 3 2

Property Type: House

Land Size: 772 sqm approx

Agent Comments

Comparable Properties



3 Utah Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 3

Price: \$1,545,000

Method: Private Sale

Date: 26/03/2026

Property Type: House

Land Size: 745 sqm approx



7 Howqua Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,471,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 889 sqm approx

11 Chapel St GLEN WAVERLEY 3150 (VG)

Agent Comments

4 - -

Price: \$1,628,000

Method: Sale

Date: 01/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx