

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 Edith Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$4,500,000

&

\$4,900,000

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	31 Kennedy St GLEN WAVERLEY 3150	\$4,508,000	21/02/2026
2	7 Little St GLEN WAVERLEY 3150	\$4,860,888	19/02/2026
3	50 Bogong Av GLEN WAVERLEY 3150	\$4,828,000	23/11/2025

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:

26/04/2026 19:33



Property Type: House (Res)

Land Size: 826 sqm approx

Agent Comments

Comparable Properties



31 Kennedy St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$4,508,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 727 sqm approx



7 Little St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$4,860,888

Method: Private Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 748 sqm approx



50 Bogong Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$4,828,000

Method: Private Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 817 sqm approx