

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

45 Margate Crescent, Glen Waverley VIC 3150

Indicative selling price

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

Range between

\$1,400,000

&

\$1,499,000

Median sale price

Median price

\$1,751,500

Property Type

House

Suburb

Glen Waverley

Period - From

05/12/2025

to

04/06/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Marcella Court Glen Waverley VIC 3150	\$1,475,000	27/02/2026
31 Kirstina Road Glen Waverley VIC 3150	\$1,435,000	23/05/2026
13 Wedge Court Glen Waverley VIC 3150	\$1,431,000	09/05/2026

This Statement of Information was prepared on:

05/06/2026