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	49A Margate Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,225,000 Property Type Unit Suburb Glen Waverley

Period - From 01/10/2025 to 31/12/2025 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	1/29 Kingsley Gr MOUNT WAVERLEY 3149	$1,200,000	29/11/2025
2	2/2 Hampstead Cr GLEN WAVERLEY 3150	$1,225,000	29/11/2025
3	2/76 Lechte Rd MOUNT WAVERLEY 3149	$1,210,000	09/10/2025

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: 19/02/2026 10:49

49A Margate Crescent, Glen Waverley Vic 3150

JellisCraig

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au

3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
December quarter 2025: $1,225,000

Comparable Properties

1/29 Kingsley Gr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments

2/2 Hampstead Cr GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,225,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 289 sqm approx

Agent Comments

2/76 Lechte Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,210,000
Method: Private Sale
Date: 09/10/2025
Property Type: Unit
Land Size: 255 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata.com.au

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