

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 CAITHNESS CRESCENT GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,600,000

&

\$5,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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 6 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

15 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150	\$4,650,000	22-Dec-25
7 LITTLE STREET GLEN WAVERLEY VIC 3150	\$4,860,888	15-Feb-26

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 6 months.

This Statement of Information was prepared on: 24 April 2026


**15 BRAZILIA DRIVE GLEN
WAVERLEY VIC 3150**
 3  5  2

 Sold Price **\$4,650,000** Sold Date **22-Dec-25**

 Distance **0.45km**

**7 LITTLE STREET GLEN
WAVERLEY VIC 3150**
 6  5  2

 Sold Price **\$4,860,888** Sold Date **15-Feb-26**

 Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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