

# 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

64 WINDELLA CRESCENT GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$3,180,000

&

\$3,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,751,500

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 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

56 WINDELLA CRESCENT GLEN WAVERLEY VIC 3150	\$3,180,000	19-Feb-26
35 MARGATE CRESCENT GLEN WAVERLEY VIC 3150	\$3,608,000	07-Feb-26
31 OLINDA STREET GLEN WAVERLEY VIC 3150	\$3,520,000	05-Apr-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: 07 May 2026



56 WINDELLA CRESCENT GLEN  
WAVERLEY VIC 3150

 5  5  2

Sold Price \$3,180,000 Sold Date 19-Feb-26

Distance 0.08km



35 MARGATE CRESCENT GLEN  
WAVERLEY VIC 3150

 5  5  2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date 07-Feb-26

Distance 1.17km



31 OLINDA STREET GLEN  
WAVERLEY VIC 3150

 6  5  2

Sold Price

Sold Date 05-Apr-26

Distance 1.82km

RS = Recent sale

UN = Undisclosed Sale

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