

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

5 CROCUS 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

\$3,500,000

&

\$3,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,763,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Aug 2025

to

31 Jul 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

31 OLINDA STREET GLEN WAVERLEY VIC 3150	\$3,520,000	10-Apr-26
24 VIEWPOINT AVENUE GLEN WAVERLEY VIC 3150	\$3,500,000	20-May-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: 12 August 2026


**31 OLINDA STREET GLEN
WAVERLEY VIC 3150**
 6  5  2

Sold Price **\$3,520,000** Sold Date **10-Apr-26**

Distance **1.29km**

**24 VIEWPOINT AVENUE GLEN
WAVERLEY VIC 3150**
 5  5  4

Sold Price **\$3,500,000** Sold Date **20-May-26**

Distance **1.36km**
RS = Recent sale

UN = Undisclosed Sale

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