

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

4 FIANDER AVENUE 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

\$4,700,000

&

\$4,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,893,833

Property type

Land

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

7 LITTLE STREET GLEN WAVERLEY VIC 3150	\$4,860,888	15-Feb-26
31 KENNEDY STREET GLEN WAVERLEY VIC 3150	\$4,508,000	21-Feb-26
38 THE OUTLOOK GLEN WAVERLEY VIC 3150	\$4,500,000	31-Jul-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: 10 August 2026



**7 LITTLE STREET GLEN
WAVERLEY VIC 3150**

6 5 2

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

Distance **1.57km**



**31 KENNEDY STREET GLEN
WAVERLEY VIC 3150**

5 5 6

Sold Price **\$4,508,000** Sold Date **21-Feb-26**

Distance **1.81km**



**38 THE OUTLOOK GLEN
WAVERLEY VIC 3150**

5 5 2

Sold Price ^{RS} **\$4,500,000** Sold Date **31-Jul-26**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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