

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	11 Margate Crescent Glen Waverley, 3150
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$1,500,000 & \$1,650,000
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### Median sale price

Median price	\$1,637,944	Property Type	HOUSE	Suburb	GLEN WAVERLEY
Period - From	12-Feb-2025	to	09-Feb-2026	Source	REA

### Comparable property sales

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	6 Peveril Street, Glen Waverley, Vic 3150	\$1,711,000	07-Feb-2026
2	31 Margate Crescent, Glen Waverley, Vic 3150	\$1,600,000	09-Oct-2025
3	575 Waverley Road, Glen Waverley, Vic 3150	\$1,508,800	21-Sep-2025

This statement of information was prepared on 09-Feb-2026 at 8:10:39 PM AEDT