

# 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

40 Margate 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)

Range between

\$1,550,000

&

\$1,650,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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 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	3 Montrose CI GLEN WAVERLEY 3150	\$1,695,000	17/05/2025
2	43 Ranfurly Dr GLEN WAVERLEY 3150	\$1,721,000	06/03/2025
3	27 Stableford Av GLEN WAVERLEY 3150	\$1,775,000	07/12/2024

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 six months.~~

This Statement of Information was prepared on:

02/06/2025 22:20



6 2 2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
March quarter 2025: \$1,700,000

Comparable Properties



**3 Montrose Ct GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,695,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**43 Ranfurlie Dr GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,721,000  
**Method:** Sold Before Auction  
**Date:** 06/03/2025  
**Property Type:** House  
**Land Size:** 657 sqm approx



**27 Stableford Av GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx