

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

2 Pindari Street, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$1,786,944 Property Type House Suburb Glen Waverley

Period - From 01/04/2025 to 31/03/2026 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	31 Kennedy St GLEN WAVERLEY 3150	\$4,508,000	21/02/2026
2	7 Little St GLEN WAVERLEY 3150	\$4,860,888	19/02/2026
3	10 Trevor Ct MOUNT WAVERLEY 3149	\$5,188,800	21/01/2026

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:

22/06/2026 18:14

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 5  5  2

Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
Year ending March 2026: \$1,786,944

Comparable Properties



31 Kennedy St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  5  6

Price: \$4,508,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 727 sqm approx



7 Little St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 6  5  2

Price: \$4,860,888
Method: Private Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 748 sqm approx



10 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 6  6  3

Price: \$5,188,800
Method: Private Sale
Date: 21/01/2026
Property Type: House (Res)
Land Size: 837 sqm approx

Account - Jellis Craig | P: 03 88498088