

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

9 Wedge Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,900,000

&

\$1,990,000

Median sale price

Median price \$1,750,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2025

to

30/06/2026

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	7 Saladin Av GLEN WAVERLEY 3150	\$2,350,000	28/05/2026
2	18 Mt Pleasant Dr MOUNT WAVERLEY 3149	\$2,158,000	28/03/2026
3			

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:

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Indicative Selling Price

\$1,900,000 - \$1,990,000

Median House Price

Year ending June 2026: \$1,750,000



4 3 2

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



7 Saladin Av GLEN WAVERLEY 3150 (VG)

Agent Comments

4 - -

Price: \$2,350,000

Method: Sale

Date: 28/05/2026

Property Type: House (Res)

Land Size: 788 sqm approx



18 Mt Pleasant Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 2 2

Price: \$2,158,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 725 sqm approx

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.