

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### 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	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.~~

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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending March 2026: \$1,786,944



**Property Type:** House

**Land Size:** 651 sqm approx

Agent Comments

## Comparable Properties



**7 Saladin Av GLEN WAVERLEY 3150 (VG)**

Agent Comments



**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)**

Agent Comments



**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.

Account - Jellis Craig | P: 03 88498088



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