

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 49A Margate Crescent, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$935,000 Property Type Unit Suburb Glen Waverley

Period - From 01/01/2026 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	1/7 Kevin St MOUNT WAVERLEY 3149	\$1,035,000	20/03/2026
2	3/20-22 Albert St MOUNT WAVERLEY 3149	\$1,005,000	14/03/2026
3	1/37 Lemana Cr MOUNT WAVERLEY 3149	\$1,020,000	16/12/2025

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: 23/04/2026 10:50

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Indicative Selling Price
\$980,000 - \$1,078,000
Median Unit Price
March quarter 2026: \$935,000



3 2 2

Property Type: Unit
Land Size: 369 sqm approx
Agent Comments

Comparable Properties



1/7 Kevin St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,035,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit



3/20-22 Albert St MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,005,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit



1/37 Lemana Cr MOUNT WAVERLEY 3149 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,020,000
Method: Private Sale
Date: 16/12/2025
Property Type: Unit
Land Size: 355 sqm approx

Account - Jellis Craig | P: 03 88498088