

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 5 Beacon Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$1,794,444 Property Type House Suburb Glen Waverley

Period - From 01/01/2025 to 31/12/2025 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	7 Jordan Gr GLEN WAVERLEY 3150	\$1,750,000	05/02/2026
2	51 Greenways Rd GLEN WAVERLEY 3150	\$1,838,000	22/01/2026
3	27 Hunter St GLEN WAVERLEY 3150	\$1,825,000	20/12/2025

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: 03/03/2026 13:50



Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending December 2025: \$1,794,444

Comparable Properties



7 Jordan Gr GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)



Price: \$1,750,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 708 sqm approx

51 Greenways Rd GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)



Price: \$1,838,000
Method: Sold Before Auction
Date: 22/01/2026
Property Type: House (Res)



27 Hunter St GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)



Price: \$1,825,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 733 sqm approx