

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

4 VICTORIA AVENUE GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,000,000

&

\$4,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,728,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

31 KENNEDY STREET GLEN WAVERLEY VIC 3150	\$4,508,000	21-Feb-26
1 WALTER STREET GLEN WAVERLEY VIC 3150	\$4,102,000	03-Nov-25

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 6 months.

This Statement of Information was prepared on: 04 March 2026


**31 KENNEDY STREET GLEN
WAVERLEY VIC 3150**
 5
  5
  6

 Sold Price ^{RS} **\$4,508,000** Sold Date **21-Feb-26**

 Distance **1.02km**

**1 WALTER STREET GLEN
WAVERLEY VIC 3150**
 5
  5
  4

 Sold Price ^{RS} **\$4,102,000** Sold Date **03-Nov-25**

 Distance **1.99km**
RS = Recent sale

UN = Undisclosed Sale

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