

## 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

19 BURRAMINE ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,600,000

&

\$3,800,000

### 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

35 MARGATE CRESCENT GLEN WAVERLEY VIC 3150	\$3,608,000	07-Feb-26
2 BEACON STREET GLEN WAVERLEY VIC 3150	\$3,800,000	14-Oct-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: 05 March 2026

**35 MARGATE CRESCENT GLEN  
WAVERLEY VIC 3150**

5 5 2

Sold Price <sup>RS</sup> **\$3,608,000** <sup>UN</sup> Sold Date **07-Feb-26**Distance **2.07km****2 BEACON STREET GLEN  
WAVERLEY VIC 3150**

5 5 2

Sold Price **\$3,800,000** Sold Date **14-Oct-25**Distance **0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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