

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

3/9 KURRAJONG 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

\$998,000

&

\$1,097,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

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

1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$1,022,000	06-Jun-25
2/12 FRASER STREET GLEN WAVERLEY VIC 3150	\$1,115,000	01-Jul-25
4/1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$985,000	22-Sep-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: 06 October 2025

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**1 KIRSTINA ROAD GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price ^{RS} **\$1,022,000** ^{UN} Sold Date **06-Jun-25**

Distance **0.78km**



**2/12 FRASER STREET GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price ^{RS} **\$1,115,000** ^{UN} Sold Date **01-Jul-25**

Distance **0.24km**



**4/1 KIRSTINA ROAD GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price ^{RS} **\$985,000** Sold Date **22-Sep-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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