

# 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

1 Kirkwall Court, 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)

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Glen Waverley

Period - From 04/02/2024 to 03/02/2025 Source Property Data

### 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	5 Midlothian PI GLEN WAVERLEY 3150	\$1,643,000	07/12/2024
2	135 Watsons Rd GLEN WAVERLEY 3150	\$1,612,000	31/10/2024
3	10 Crocus Cr GLEN WAVERLEY 3150	\$1,588,000	31/08/2024

**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:

04/02/2025 13:48



 4    3    2

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median House Price**  
04/02/2024 - 03/02/2025: \$1,700,000

## Comparable Properties



**5 Midlothian PI GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 5    2    2

**Price:** \$1,643,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx



**135 Watsons Rd GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 5    3    2

**Price:** \$1,612,000  
**Method:** Sold Before Auction  
**Date:** 31/10/2024  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



**10 Crocus Cr GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,588,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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