

## 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

1/2 AGNES COURT GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

\$1,480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

2/12 KALONGA COURT GLEN WAVERLEY VIC 3150	\$1,628,866	02-Jul-24
1/19 AVONHURST DRIVE GLEN WAVERLEY VIC 3150	\$1,450,000	28-Apr-24
71 BRANDON PARK DRIVE WHEELERS HILL VIC 3150	\$1,360,000	15-Feb-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: 17 April 2025


**2/12 KALONGA COURT GLEN  
WAVERLEY VIC 3150**
 4    3    2

 Sold Price   **\$1,628,866**   Sold Date   **02-Jul-24**

 Distance   **0.51km**

**1/19 AVONHURST DRIVE GLEN  
WAVERLEY VIC 3150**
 4    3    2

 Sold Price   **\$1,450,000**   Sold Date   **28-Apr-24**

 Distance   **1.16km**

**71 BRANDON PARK DRIVE  
WHEELERS HILL VIC 3150**
 4    3    2

 Sold Price   <sup>RS</sup> **\$1,360,000**   Sold Date   **15-Feb-25**

 Distance   **1.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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