

## 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

9 GLEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,758,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2025

to

31 May 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

7 JORDAN GROVE GLEN WAVERLEY VIC 3150	\$1,750,000	05-Feb-26
11 GOLDEN GROVE GLEN WAVERLEY VIC 3150	\$1,814,000	06-Feb-26
35 KINNOULL GROVE GLEN WAVERLEY VIC 3150	\$1,805,000	13-Feb-26

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: 09 June 2026



**7 JORDAN GROVE GLEN  
WAVERLEY VIC 3150**

 3  1  1

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **05-Feb-26**

Distance **0.68km**



**11 GOLDEN GROVE GLEN  
WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$1,814,000** Sold Date **06-Feb-26**

Distance **0.88km**



**35 KINNOULL GROVE GLEN  
WAVERLEY VIC 3150**

 5  2  2

Sold Price **\$1,805,000** Sold Date **13-Feb-26**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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