

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 HERALD COURT 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

\$1,390,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,751,500

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 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

8 HERALD COURT GLEN WAVERLEY VIC 3150	\$1,485,000	05-Dec-25
126 CAPITAL AVENUE GLEN WAVERLEY VIC 3150	\$1,439,000	10-Nov-25
101 CAPITAL AVENUE GLEN WAVERLEY VIC 3150	\$1,462,000	18-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: 27 May 2026


**8 HERALD COURT GLEN
WAVERLEY VIC 3150**
 3
  2
  2

 Sold Price **\$1,485,000** Sold Date **05-Dec-25**

 Distance **0.05km**

**126 CAPITAL AVENUE GLEN
WAVERLEY VIC 3150**
 4
  2
  2

 Sold Price **\$1,439,000** Sold Date **10-Nov-25**

 Distance **0.15km**

**101 CAPITAL AVENUE GLEN
WAVERLEY VIC 3150**
 3
  2
  7

 Sold Price **\$1,462,000** Sold Date **18-Oct-25**

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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