

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 KALDOR 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

\$1,850,000

&

\$2,035,000

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

10 WILLOW AVENUE GLEN WAVERLEY VIC 3150	\$1,960,000	26-Mar-26
8 MOYLAN ROAD GLEN WAVERLEY VIC 3150	\$1,880,000	18-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: 20 May 2026


**10 WILLOW AVENUE GLEN
WAVERLEY VIC 3150**
 4  1  3

 Sold Price ^{RS} **\$1,960,000** Sold Date **26-Mar-26**

 Distance **0.22km**

**8 MOYLAN ROAD GLEN
WAVERLEY VIC 3150**
 6  3  2

 Sold Price **\$1,880,000** Sold Date **18-Feb-26**

 Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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