

## 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

2/8 KENNEDY STREET 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

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

2/9 ROLLS COURT GLEN WAVERLEY VIC 3150	\$1,180,000	16-May-26
1/7 PARK STREET GLEN WAVERLEY VIC 3150	\$1,220,000	09-Feb-26
1/10 BOYANNA ROAD GLEN WAVERLEY VIC 3150	\$1,088,000	12-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: 21 May 2026


**2/9 ROLLS COURT GLEN  
WAVERLEY VIC 3150**
 3  2  2

 Sold Price <sup>RS</sup> **\$1,180,000** Sold Date **16-May-26**

 Distance **0.46km**

**1/7 PARK STREET GLEN  
WAVERLEY VIC 3150**
 3  2  2

 Sold Price **\$1,220,000** Sold Date **09-Feb-26**

 Distance **0.74km**

**1/10 BOYANNA ROAD GLEN  
WAVERLEY VIC 3150**
 3  1  1

 Sold Price **\$1,088,000** Sold Date **12-Feb-26**

 Distance **0.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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