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	3/21 Kurrajong Avenue, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $1,340,000 Property Type Townhouse Suburb Glen Waverley

Period - From 21/01/2024 to 20/01/2025 Source Property Data

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 six 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
1	1/24-26 Ivanhoe St GLEN WAVERLEY 3150	$910,000	25/10/2024
2	3/16 Fraser St GLEN WAVERLEY 3150	$915,000	03/08/2024
3			

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 six months.

This Statement of Information was prepared on: 21/01/2025 16:56

3/21 Kurrajong Avenue, Glen Waverley Vic 3150

Lily Chen
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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
21/01/2024 - 20/01/2025: $1,340,000

Comparable Properties



1/24-26 Ivanhoe St GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $910,000
Method: Private Sale
Date: 25/10/2024
Property Type: Townhouse (Single)
Land Size: 317 sqm approx

Agent Comments



3/16 Fraser St GLEN WAVERLEY 3150 (REI/VG)

3 2 1

Price: $915,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

Agent Comments

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 six months.

Account - Jellis Craig | P: 03 88498088

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