

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 Kurrajong Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$1,721,000

Property Type House

Suburb Glen Waverley

Period - From 31/08/2025

to

30/08/2026

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	8 Botanic Dr GLEN WAVERLEY 3150	\$3,468,000	11/08/2026
2	24 Viewpoint Av GLEN WAVERLEY 3150	\$3,500,000	16/05/2026
3	31 Olinda St GLEN WAVERLEY 3150	\$3,520,000	05/04/2026

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:

31/08/2026 14:53



Property Type: House

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



8 Botanic Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$3,468,000

Method: Private Sale

Date: 11/08/2026

Property Type: House (Res)

Land Size: 730 sqm approx



24 Viewpoint Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 736 sqm approx



31 Olinda St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$3,520,000

Method: Private Sale

Date: 05/04/2026

Property Type: House (Res)

Land Size: 730 sqm approx