

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

8/1 MCKELVIE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

19 Dec 2025

to

19 Jun 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

2/12 CHIVERS AVENUE GLEN WAVERLEY VIC 3150	\$900,000	13-Jun-26
2/9 KURRAJONG AVENUE GLEN WAVERLEY VIC 3150	\$920,000	21-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: 19 June 2026