

## 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

12 KAWANA CRESCENT 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 14 ASTON HEATH GLEN WAVERLEY VIC 3150   | \$1,600,000 | 14-Feb-26 |
| 10 DOUBELL CLOSE GLEN WAVERLEY VIC 3150 | \$1,509,000 | 27-Jan-26 |
| 9 RYTHDALE COURT GLEN WAVERLEY VIC 3150 | \$1,603,000 | 20-Dec-25 |

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: 23 March 2026



### 14 ASTON HEATH GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,600,000** <sup>UN</sup> Sold Date **14-Feb-26**

Distance **0.14km**



### 10 DOUBELL CLOSE GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,509,000** <sup>UN</sup> Sold Date **27-Jan-26**

Distance **0.53km**



### 9 RYTHDALE COURT GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price **\$1,603,000** Sold Date **20-Dec-25**

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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