

# 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

35 Kauri Grove, 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)

Range between

\$780,000

&

\$850,000

### Median sale price

Median price

\$895,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

28/09/2025

to

27/03/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property               | Price     | Date of sale |
|----------------------------------------------|-----------|--------------|
| 1/85-87 Bogong Avenue Glen Waverley VIC 3150 | \$822,000 | 05/03/2026   |
| 46 Hampshire Road Glen Waverley VIC 3150     | \$850,000 | 20/03/2026   |
|                                              |           |              |

This Statement of Information was prepared on:

29/03/2026

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.