

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

11 SETTLER 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

27 WILLS AVENUE MOUNT WAVERLEY VIC 3149	1563000	06-Dec-25
40A ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	1566000	21-Feb-26
18 CROCUS CRESCENT GLEN WAVERLEY VIC 3150	1570000	13-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: 27 April 2026



**27 WILLS AVENUE MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price

1563000

Sold Date **06-Dec-25**

Distance **1.72km**



**40A ILLUKA CRESCENT MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price

1566000

Sold Date **21-Feb-26**

Distance **0.96km**



**18 CROCUS CRESCENT GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price

1570000

Sold Date **13-Dec-25**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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