

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

14 Aitchison Court, Glen Waverley Vic 3150
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Indicative selling price

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

Range between

\$2,300,000

 &

\$2,500,000

Median sale price

Median price

\$1,818,000

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/10/2025

 to

31/12/2025

 Source

REIV

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	16 Tobias Av GLEN WAVERLEY 3150	\$2,510,000	12/01/2026
2	11 Aitchison Ct GLEN WAVERLEY 3150	\$2,480,000	22/12/2025
3			

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:

22/02/2026 09:47

14 Aitchison Court, Glen Waverley Vic 3150



 5  4  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2025: \$1,818,000

Comparable Properties



16 Tobias Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  5  2

Price: \$2,510,000

Method: Sold Before Auction

Date: 12/01/2026

Property Type: House (Res)



11 Aitchison Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

 6  3  2

Price: \$2,480,000

Method: Private Sale

Date: 22/12/2025

Property Type: House (Res)

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.

Account - Slater & Levin



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