

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

4 Mountleigh 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

\$1,650,000

 &

\$1,800,000

Median sale price

Median price

\$1,728,500

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/10/2024

 to

30/09/2025

 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	36 Paxton Dr GLEN WAVERLEY 3150	\$1,766,000	12/10/2025
2	4 Mundara Ct GLEN WAVERLEY 3150	\$1,771,000	27/09/2025
3	6 Strand Cl GLEN WAVERLEY 3150	\$1,698,000	13/09/2025

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:

22/12/2025 09:35

Costa Calaitzis
8849 8088
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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending September 2025: \$1,728,500



5 2 2

Property Type: House

Agent Comments

Comparable Properties

36 Paxton Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

5 3 2

Price: \$1,766,000

Method: Auction Sale

Date: 12/10/2025

Property Type: House (Res)

Land Size: 651 sqm approx



4 Mundara Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 3 2

Price: \$1,771,000

Method: Auction Sale

Date: 27/09/2025

Property Type: House (Res)

Land Size: 776 sqm approx



6 Strand Cl GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 2 2

Price: \$1,698,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 776 sqm approx

Account - Jellis Craig | P: 03 88498088