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	$1,350,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,751,500	Property type	House	Suburb	Glen Waverley
Period-from	01 May 2025	to	30 Apr 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
9 SANDGATE AVENUE GLEN WAVERLEY VIC 3150	$1,430,622	29-Jan-26
86 IVANHOE STREET GLEN WAVERLEY VIC 3150	$1,400,000	19-Jul-25
16 RANFURLIE DRIVE GLEN WAVERLEY VIC 3150	$1,390,000	25-Oct-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 May 2026

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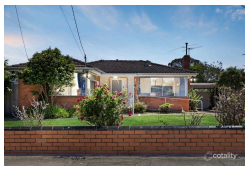

9 SANDGATE AVENUE GLEN WAVERLEY VIC 3150

3 1 1

Sold Price RS $1,430,622 Sold Date 29-Jan-26

Distance 0.69km



86 IVANHOE STREET GLEN WAVERLEY VIC 3150

3 2 1

Sold Price $1,400,000 Sold Date 19-Jul-25

Distance 0.58km



16 RANFURLIE DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price $1,390,000 Sold Date 25-Oct-25

Distance 1.08km

RS = Recent sale **UN** = Undisclosed Sale

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