

## 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 Viggers Parade, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between

\$1,680,000

&

\$1,780,000

#### Median sale price

Median price

\$1,794,444

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2025

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	40 Atheldene Dr GLEN WAVERLEY 3150	\$1,720,000	13/12/2025
2	8 Crocus Cr GLEN WAVERLEY 3150	\$1,709,500	26/10/2025
3	807 Waverley Rd GLEN WAVERLEY 3150	\$1,720,000	04/10/2025

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:

12/01/2026 11:36