

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 VALENTINE 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,737,400

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2025

to

31 Aug 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

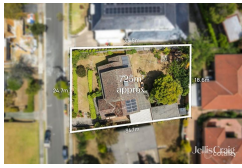
Date of sale

3 FALCONER STREET GLEN WAVERLEY VIC 3150	\$1,700,000	07-Aug-26
96 HILTON STREET MOUNT WAVERLEY VIC 3149	\$1,750,000	19-Jul-26
5 BEACON STREET GLEN WAVERLEY VIC 3150	\$1,830,000	26-Jun-26

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: 13 September 2026



3 FALCONER STREET GLEN WAVERLEY VIC 3150

 4
  2
  2

Sold Price ^{RS} **\$1,700,000** Sold Date **07-Aug-26**

Distance **0.13km**



96 HILTON STREET MOUNT WAVERLEY VIC 3149

 4
  2
  2

Sold Price ^{RS} **\$1,750,000** Sold Date **19-Jul-26**

Distance **1.23km**



5 BEACON STREET GLEN WAVERLEY VIC 3150

 3
  1
  1

Sold Price ^{RS} **\$1,830,000** Sold Date **26-Jun-26**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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