

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

3 LISA 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,732,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|---|-------------|-----------|
| 1 STANTON COURT GLEN WAVERLEY VIC 3150 | \$1,639,000 | 09-Feb-26 |
| 3 CRESWICK STREET GLEN WAVERLEY VIC 3150 | \$1,515,000 | 02-Jan-26 |
| 4 MOUNTLEIGH COURT GLEN WAVERLEY VIC 3150 | \$1,695,000 | 28-Mar-26 |

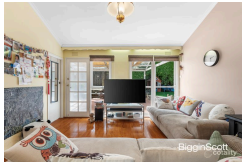
OR

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: 24 April 2026


**1 STANTON COURT GLEN
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,639,000** Sold Date **09-Feb-26**

 Distance **0.24km**

**3 CRESWICK STREET GLEN
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,515,000** Sold Date **02-Jan-26**

 Distance **0.32km**

**4 MOUNTLEIGH COURT GLEN
WAVERLEY VIC 3150**
 5  2  1

 Sold Price ^{RS} **\$1,695,000** Sold Date **28-Mar-26**

 Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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