

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 ROYCROFT CLOSE 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

\$1,450,000

&

\$1,550,000

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

5 TIUNA COURT GLEN WAVERLEY VIC 3150	\$1,470,000	09-Jun-26
3 LISA COURT GLEN WAVERLEY VIC 3150	\$1,450,000	14-Jun-26
41 GWINGANA CRESCENT GLEN WAVERLEY VIC 3150	\$1,470,000	07-Jul-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: 17 September 2026


**5 TIUNA COURT GLEN WAVERLEY
VIC 3150**
 6  3  2

Sold Price

\$1,470,000

Sold Date

09-Jun-26

Distance

0.31km

**3 LISA COURT GLEN WAVERLEY
VIC 3150**
 4  2  2

Sold Price

\$1,450,000

Sold Date

14-Jun-26

Distance

0.76km

**41 GWINGANA CRESCENT GLEN
WAVERLEY VIC 3150**
 4  2  2

Sold Price

\$1,470,000

Sold Date

07-Jul-26

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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