

# 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

46 Cappella Court, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,695,500 Property Type House Suburb Glen Waverley

Period - From 01/04/2024 to 31/03/2025 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	1 Kentucky Ct NOTTING HILL 3168	\$920,000	12/05/2025
2			
3			

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:

23/06/2025 13:06

46 Cappella Court, Glen Waverley Vic 3150

Jellis  
Craig

Costa Calaitzis  
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**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending March 2025: \$1,695,500



3   1   2

**Property Type:** House  
**Land Size:** 932 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Kentucky Ct NOTTING HILL 3168 (REI)**

**Agent Comments**

3   1   1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 12/05/2025  
**Property Type:** House  
**Land Size:** 758 sqm approx

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.

**Account** - Jellis Craig | P: 03 88498088



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