

# 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

13 Settler 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 \$1,880,000

&

\$2,050,000

### Median sale price

Median price \$1,804,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2025

to 30/06/2025

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 | 17 Settler Ct GLEN WAVERLEY 3150 | \$1,952,000 | 12/04/2025   |
| 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:

06/08/2025 15:14

13 Settler Court, Glen Waverley Vic 3150



 4  2  4

**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,880,000 - \$2,050,000  
**Median House Price**  
June quarter 2025: \$1,804,000

## Comparable Properties



**17 Settler Ct GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,952,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 609 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 - McGrath Doncaster | P: 03 8822 6188**



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