

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

6 VALLEY VIEW 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 2025

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

13 SNOWDEN DRIVE GLEN WAVERLEY VIC 3150	\$1,996,000	23-Aug-25
55 ATHELDENE DRIVE GLEN WAVERLEY VIC 3150	\$2,011,000	12-Jul-25
32 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150	\$2,146,000	28-Jun-25

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: 07 November 2025



13 SNOWDEN DRIVE GLEN WAVERLEY VIC 3150

4

2

2

Sold Price

RS\$1,996,000

Sold Date

23-Aug-25

Distance

0.38km



55 ATHELDENE DRIVE GLEN WAVERLEY VIC 3150

4

2

2

Sold Price

RS\$2,011,000

Sold Date

12-Jul-25

Distance

0.98km



32 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150

4

2

3

Sold Price

\$2,146,000

Sold Date

28-Jun-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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