

# 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 Aitchison 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)

Single price

\$3,780,000

### Median sale price

Median price

\$1,669,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2024

to

30/09/2024

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	60 Pepperell Av GLEN WAVERLEY 3150	\$4,850,000	18/11/2024
2	28 Sanday St GLEN WAVERLEY 3150	\$4,928,800	28/10/2024
3	3 Portsmouth St MOUNT WAVERLEY 3149	\$3,910,000	20/07/2024

**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:

26/11/2024 15:09



 5  5  2

**Property Type:** House  
**Land Size:** 544 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,780,000  
**Median House Price**  
September quarter 2024: \$1,669,000

## Comparable Properties



**60 Pepperell Av GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 5  5  3

**Price:** \$4,850,000  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx



**28 Sanday St GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$4,928,800  
**Method:** Sold After Auction  
**Date:** 28/10/2024  
**Property Type:** House  
**Land Size:** 741 sqm approx



**3 Portsmouth St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$3,910,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx

**Account - Barry Plant | P: 03 9842 8888**