

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 Arran Court, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,786,944 Property Type House Suburb Glen Waverley

Period - From 01/04/2025 to 31/03/2026 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	11 Morshead Av MOUNT WAVERLEY 3149	\$1,910,000	23/05/2026
2	73 Muir St MOUNT WAVERLEY 3149	\$1,855,000	08/05/2026
3	3 Stanfield Ct GLEN WAVERLEY 3150	\$1,785,000	20/12/2025

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:

27/05/2026 22:56



4 2 2

Property Type: House (Res)
Land Size: 896 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending March 2026: \$1,786,944

Comparable Properties



11 Morshead Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 2

Price: \$1,910,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 806 sqm approx



73 Muir St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,855,000
Method: Private Sale
Date: 08/05/2026
Property Type: House
Land Size: 801 sqm approx



3 Stanfield Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,785,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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