

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

32 Knights Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,630,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2024

to

31/12/2024

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	25 Gauntlet Av GLEN WAVERLEY 3150	\$1,378,000	23/11/2024
2	1 Creswick St GLEN WAVERLEY 3150	\$1,380,000	22/11/2024
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:

24/03/2025 09:04



 4  2  2

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000
Median House Price
December quarter 2024: \$1,630,000

Comparable Properties



25 Gauntlet Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,378,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 684 sqm approx



1 Creswick St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  4

Price: \$1,380,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 782 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.