

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 Gauntlet Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,680,500

Property Type House

Suburb Glen Waverley

Period - From 13/05/2024

to

12/05/2025

Source Property Data

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	38 Guinevere Pde GLEN WAVERLEY 3150	\$1,497,500	13/04/2025
2	2 Wynyard St GLEN WAVERLEY 3150	\$1,520,000	08/04/2025
3	17 Browning Dr GLEN WAVERLEY 3150	\$1,488,000	28/03/2025

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:

13/05/2025 09:04



 4  2  2

Rooms: 6
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,520,000
Median House Price
13/05/2024 - 12/05/2025: \$1,680,500

Comparable Properties



38 Guinevere Pde GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,497,500
Method: Auction Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 651 sqm approx



2 Wynyard St GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,520,000
Method: Private Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 644 sqm approx



17 Browning Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,488,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 750 sqm approx

Account - Barry Plant | P: 03 9735 3300