

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

8 KNIGHTS DRIVE 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1 CRESWICK STREET GLEN WAVERLEY VIC 3150	\$1,380,000	18-Nov-24
710 HIGHBURY ROAD GLEN WAVERLEY VIC 3150	\$1,251,000	24-Dec-24
25 GAUNTLET AVENUE GLEN WAVERLEY VIC 3150	\$1,378,000	23-Nov-24

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: 31 March 2025



1 CRESWICK STREET GLEN
WAVERLEY VIC 3150

 4

 3

 4

Sold Price

\$1,380,000

Sold Date

18-Nov-24

Distance

1.19km



710 Highbury Road Glen
Waverley VIC 3150

 5

 2

 1

Sold Price

\$1,251,000

Sold Date

24-Dec-24

Distance

1.46km



25 GAUNTLET AVENUE GLEN
WAVERLEY VIC 3150

 4

 2

 2

Sold Price

\$1,378,000

Sold Date

23-Nov-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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