

## 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](https://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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