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	18 Kristen Close, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,702,000 Property Type House Suburb Glen Waverley

Period - From 01/01/2024 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	3 Herald Ct GLEN WAVERLEY 3150	$1,438,000	14/11/2024
3	7 Pentland Ct GLEN WAVERLEY 3150	$1,493,000	10/10/2024

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: 21/02/2025 13:24

18 Kristen Close, Glen Waverley Vic 3150

Calvin Huang
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0433 625 756
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4 2 4

Property Type: House
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending December 2024: $1,702,000

Comparable Properties



25 Gauntlet Av GLEN WAVERLEY 3150 (REI)

4 2 2

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

Agent Comments



3 Herald Ct GLEN WAVERLEY 3150 (REI/VG)

4 2 4

Price: $1,438,000
Method: Private Sale
Date: 14/11/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



7 Pentland Ct GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,493,000
Method: Auction Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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