

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

38 GAUNTLET AVENUE 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,763,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

9 GARWAIN PARADE GLEN WAVERLEY VIC 3150	\$1,283,888	03-Jun-26
61 GALAHAD CRESCENT GLEN WAVERLEY VIC 3150	\$1,434,500	15-Aug-26
17 SOLWAY DRIVE GLEN WAVERLEY VIC 3150	\$1,438,000	07-Aug-26

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: 03 September 2026



9 GARWAIN PARADE GLEN

WAVERLEY VIC 3150

4

2

1

Sold Price

\$1,283,888

Sold Date

03-Jun-26

Distance

0.16km



61 GALAHAD CRESCENT GLEN

WAVERLEY VIC 3150

4

2

2

Sold Price

^{RS}\$1,434,500

Sold Date

15-Aug-26

Distance

0.68km



17 SOLWAY DRIVE GLEN

WAVERLEY VIC 3150

4

2

2

Sold Price

^{RS}\$1,438,000^{UN}

Sold Date

07-Aug-26

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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