

# 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

118 King Arthur Drive, Glen Waverley Vic 3150
---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,380,000
-------------

 & 

\$1,480,000
-------------

### Median sale price

Median price 

\$1,794,444
-------------

 Property Type 

House
-------

 Suburb 

Glen Waverley
---------------

Period - From 

01/01/2025
------------

 to 

31/12/2025
------------

 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	817 Highbury Rd VERMONT SOUTH 3133	\$1,440,000	18/02/2026
2	3 Creswick St GLEN WAVERLEY 3150	\$1,515,000	16/01/2026
3	126 Capital Av GLEN WAVERLEY 3150	\$1,439,000	10/11/2025

**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: 

02/03/2026 23:04
------------------



 4  2  5

**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,480,000  
**Median House Price**  
Year ending December 2025: \$1,794,444

## Comparable Properties



**817 Highbury Rd VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** House  
**Land Size:** 650 sqm approx



**3 Creswick St GLEN WAVERLEY 3150 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,515,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House  
**Land Size:** 652 sqm approx



**126 Capital Av GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,439,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**