

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

Range between

\$1,450,000

 &

\$1,520,000

Median sale price

Median price

\$1,786,944

 Property Type

House

 Suburb

Glen Waverley

Period - From

01/04/2025

 to

31/03/2026

 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	16 Clematis St GLEN WAVERLEY 3150	\$1,426,500	02/05/2026
2	22 Torwood Av GLEN WAVERLEY 3150	\$1,401,000	22/04/2026
3	40 King Arthur Dr GLEN WAVERLEY 3150	\$1,502,000	13/12/2025

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:

05/05/2026 15:20



4 2 5

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

Indicative Selling Price
 \$1,450,000 - \$1,520,000
Median House Price
 Year ending March 2026: \$1,786,944

Comparable Properties



16 Clematis St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,426,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 317 sqm approx



22 Torwood Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,401,000
Method: Private Sale
Date: 22/04/2026
Property Type: House
Land Size: 715 sqm approx

40 King Arthur Dr GLEN WAVERLEY 3150 (VG)

Agent Comments

4 - -

Price: \$1,502,000
Method: Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Harcourts Vermont South | P: 03 98861008