

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

5 GUINEVERE PARADE 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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,661,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

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

1 ARMOUR CLOSE GLEN WAVERLEY VIC 3150	\$1,752,000	04-May-24
85 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	\$1,705,000	05-Jul-25
104 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	\$1,758,000	28-Jun-25

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: 28 August 2025


**1 ARMOUR CLOSE GLEN
WAVERLEY VIC 3150**

 4
  3
  2

Sold Price

\$1,752,000

Sold Date **04-May-24**

Distance

0.12km

**85 KING ARTHUR DRIVE GLEN
WAVERLEY VIC 3150**

 4
  2
  2

Sold Price

^{RS} **\$1,705,000**

Sold Date **05-Jul-25**

Distance

0.44km

**104 KING ARTHUR DRIVE GLEN
WAVERLEY VIC 3150**

 4
  2
  1

Sold Price

^{RS} **\$1,758,000**

Sold Date **28-Jun-25**

Distance

0.48km
RS = Recent sale

UN = Undisclosed Sale

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