

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 Gauntlet Avenue, 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

\$1,700,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2024

to

30/06/2025

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	10 Jousting Pl GLEN WAVERLEY 3150	\$1,428,888	29/03/2025
2	18 Kristen Cl GLEN WAVERLEY 3150	\$1,416,000	08/03/2025
3			

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:

11/08/2025 11:57

Zeng Shi
9574 9555
0409 520 188
zengshi@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending June 2025: \$1,700,000



4 bedrooms, 2 bathrooms, 2 cars

Property Type: House (Previously Occupied - Detached)
Land Size: 651 sqm approx
Agent Comments

Comparable Properties



10 Jousting PI GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 3 cars

Price: \$1,428,888
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 743 sqm approx



18 Kristen CI GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$1,416,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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.