

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

8 CASTLE CLOSE 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,655,000

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

45 WILSON ROAD GLEN WAVERLEY VIC 3150	\$3,300,000	11-May-25
1 CHAMPION CRESCENT GLEN WAVERLEY VIC 3150	\$3,050,000	25-Mar-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: 05 August 2025


**45 WILSON ROAD GLEN
WAVERLEY VIC 3150**

 5
  5
  2

Sold Price **\$3,300,000** Sold Date **11-May-25**

Distance **1.91km**


**1 CHAMPION CRESCENT GLEN
WAVERLEY VIC 3150**

 5
  5
  2

Sold Price **\$3,050,000** Sold Date **25-Mar-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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