

# 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 58 Knights Drive, Glen Waverley Vic 3150  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,780,000 Property Type House Suburb Glen Waverley  
Period - From 06/01/2025 to 05/01/2026 Source Property Data

### 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	126 Capital Av GLEN WAVERLEY 3150	\$1,439,000	10/11/2025
2	993 High Street Rd GLEN WAVERLEY 3150	\$1,450,000	18/10/2025
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:

06/01/2026 10:18