

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

13 Guinevere Parade, Glen Waverley Vic 3150

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

\$1,695,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/04/2024

to

31/03/2025

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 PI GLEN WAVERLEY 3150	\$1,428,888	29/03/2025
2	32 Knights Dr GLEN WAVERLEY 3150	\$1,348,800	29/03/2025
3	30 Guinevere Pde GLEN WAVERLEY 3150	\$1,483,000	22/02/2025

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:

21/04/2025 11:08



4 2 2

Property Type: House

Agent Comments

Comparable Properties



10 Jousting PI GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 3

Price: \$1,428,888

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 743 sqm approx



32 Knights Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,348,800

Method: Private Sale

Date: 29/03/2025

Property Type: House

Land Size: 651 sqm approx



30 Guinevere Pde GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,483,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 689 sqm approx