

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

58 Atheldene Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,650,000

&

\$1,780,000

Median sale price

Median price \$1,786,944

Property Type House

Suburb Glen Waverley

Period - From 01/04/2025

to 31/03/2026

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	4 Mountleigh Ct GLEN WAVERLEY 3150	\$1,695,000	28/03/2026
2	9 Glenview Ct GLEN WAVERLEY 3150	\$1,965,000	09/12/2025
3	7 Aston Hth GLEN WAVERLEY 3150	\$1,800,000	29/11/2025

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:

28/04/2026 07:25

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Indicative Selling Price

\$1,650,000 - \$1,780,000

Median House Price

Year ending March 2026: \$1,786,944



5 2 2

Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



4 Mountleigh Ct GLEN WAVERLEY 3150 (REI)

5 2 2

Agent Comments

Price: \$1,695,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 655 sqm approx



9 Glenview Ct GLEN WAVERLEY 3150 (REI/VG)

5 3 4

Agent Comments

Price: \$1,965,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 791 sqm approx



7 Aston Hth GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Agent Comments

Price: \$1,800,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 88498088