

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

9 Garwain 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

&

\$1,485,000

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	58 Knights Dr GLEN WAVERLEY 3150	\$1,368,000	28/02/2026
2	8 Herald Ct GLEN WAVERLEY 3150	\$1,485,000	01/12/2025
3	2 Landen Av GLEN WAVERLEY 3150	\$1,483,000	15/11/2025

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:

14/04/2026 14:56

Lily Chen
8849 8088
0403 707 888
lilychen@jellisrcraig.com.au



3 2 2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
Year ending March 2026: \$1,786,944

Comparable Properties



58 Knights Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,368,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 689 sqm approx



8 Herald Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$1,485,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 681 sqm approx



2 Landen Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,483,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 639 sqm approx