

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 Highvale Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,818,000 Property Type House Suburb Glen Waverley

Period - From 01/10/2025 to 31/12/2025 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	36 Galahad Cr GLEN WAVERLEY 3150	\$1,695,000	31/01/2026
2	13 Solway Dr GLEN WAVERLEY 3150	\$1,655,000	28/11/2025
3	36 Canova Dr GLEN WAVERLEY 3150	\$1,600,000	25/11/2025

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.~~

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4 2 2

Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
December quarter 2025: \$1,818,000

Comparable Properties



36 Galahad Cr GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

5 3 4

Price: \$1,695,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 651 sqm approx



13 Solway Dr GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,655,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 654 sqm approx



36 Canova Dr GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,600,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 676 sqm approx

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