

# 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 44 Caithness Crescent, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,595,000

### Median sale price

Median price \$1,805,000 Property Type House Suburb Glen Waverley

Period - From 29/04/2025 to 28/04/2026 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	18 Crocus Cr GLEN WAVERLEY 3150	\$1,570,000	13/12/2025
2	8 Herald Ct GLEN WAVERLEY 3150	\$1,485,000	01/12/2025
3	11 Brentwood Dr GLEN WAVERLEY 3150	\$1,468,000	24/11/2025

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: 29/04/2026 13:54



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**Property Type:** House  
**Land Size:** 849 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,450,000 - \$1,595,000  
**Median House Price**  
 29/04/2025 - 28/04/2026: \$1,805,000

## Comparable Properties



**18 Crocus Cr GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 668 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



**11 Brentwood Dr GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)

 3    1    2

**Price:** \$1,468,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2025  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx

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