

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

18 Folkestone Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,794,444 Property Type House Suburb Glen Waverley

Period - From 01/01/2025 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	3 Stanfield Ct GLEN WAVERLEY 3150	\$1,785,000	20/12/2025
2	211 Lawrence Rd MOUNT WAVERLEY 3149	\$1,641,000	06/12/2025
3	41 Aurisch Av GLEN WAVERLEY 3150	\$1,576,000	04/10/2025

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:

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 4  1  1

Property Type: House

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

Year ending December 2025: \$1,794,444

Comparable Properties



3 Stanfield Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,785,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 766 sqm approx



211 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,641,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 725 sqm approx



41 Aurisch Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,576,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 701 sqm approx

Account - Jellis Craig | P: 03 88498088