

# 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

1407/25 Osullivan Road, Glen Waverley, Vic 3150

### Indicative selling price

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

range between

\$790,000

&

\$820,000

### Median sale price

Median price

\$920,000

Property type

Unit

Suburb

Glen Waverley

Period - From

01/01/2024

to

31/03/2024

Source



PropTrack

### 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
1008/25 O'Sullivan Road, Glen Waverley, VIC 3150	\$775,000	16/12/2023
1006/2 Snedden Dr, Glen Waverley, VIC 3150	\$840,000	20/12/2023
616/23 Osullivan Road, Glen Waverley, VIC 3150	\$770,000	11/11/2023

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: 17/04/2024