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	
postcode	

Indicative selling price

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

Range between \$500,000 & \$550,000)
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Median sale price

Median price	\$805,000	Pro	perty Type U	nit		Suburb	Glen Waverley
Period - From	15/10/2024	to	14/10/2025	So	urce	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

Ad	dress of comparable property	Price	Date of sale
1	601/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$528,000	29/09/2025
2	14/1 Frank St GLEN WAVERLEY 3150	\$530,000	13/08/2025
3	411/52-54 OSullivan Rd GLEN WAVERLEY 3150	\$535,000	06/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2025 15:43

