

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

1407/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

520/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$590,000	25-Jun-25
812/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$609,000	23-Aug-25
210/286-290 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$640,000	08-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 20 October 2025



520/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

 2  2  1

Sold Price

\$590,000

Sold Date

25-Jun-25

Distance

0km



812/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

 2  2  1

Sold Price

\$609,000

Sold Date

23-Aug-25

Distance

0km



210/286-290 BLACKBURN ROAD GLEN WAVERLEY VIC 3150

 2  2  1

Sold Price

\$640,000

Sold Date

08-Aug-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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