

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

1409/52-54 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

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

812/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$609,000	23-Aug-25
1208/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$625,800	20-Apr-25
104/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$638,800	05-May-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: 03 October 2025



812/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

 2  2  1

Sold Price \$609,000 Sold Date 23-Aug-25

Distance **0km**



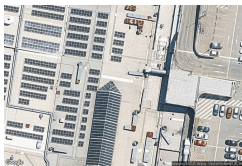
1208/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

 2  2  1

Sold Price

\$625,800 Sold Date 20-Apr-25

Distance **0km**



104/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

 2  2  -

Sold Price

\$638,800 Sold Date 05-May-25

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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