

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

903/52-54 Osullivan Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/08/2024

to

31/07/2025

Source

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	Price	Date of sale
1	m105/25 OSullivan Rd GLEN WAVERLEY 3150	\$661,888	12/06/2025
2	1308/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$625,000	28/05/2025
3	1208/52-54 OSullivan Rd GLEN WAVERLEY 3150	\$625,800	20/04/2025

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:

01/08/2025 11:16



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
01/08/2024 - 31/07/2025: \$765,000

Comparable Properties



m105/25 OSullivan Rd GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**



Price: \$661,888
Method: Private Sale
Date: 12/06/2025
Property Type: Apartment



1308/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$625,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment



1208/52-54 OSullivan Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**



Price: \$625,800
Method: Private Sale
Date: 20/04/2025
Property Type: Apartment