

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

506/54 Montclair Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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:

08/07/2025 12:21

506/54 Montclair Avenue, Glen Waverley Vic 3150

**Jellis
Craig**

Joyce Liu

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2025: \$965,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



m105/25 OSullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 1 1

Price: \$661,888

Method: Private Sale

Date: 12/06/2025

Property Type: Apartment



1308/52-54 OSullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$625,800

Method: Private Sale

Date: 20/04/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 88498088



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