

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

314/52-54 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Glen Waverley

Period-from

04 Dec 2024

to

04 Jun 2025

Source

Corelogic

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

311/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$590,000	27-Feb-25
1005/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$595,000	04-Feb-25
1008/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$610,000	25-Feb-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: 04 June 2025



311/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Sold Price

\$590,000

Sold Date

27-Feb-25

2

2

1

Distance

0km



1005/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Sold Price

\$595,000

Sold Date

04-Feb-25

2

2

1

Distance

0km



1008/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Sold Price

\$610,000

Sold Date

25-Feb-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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