

## 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

502/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2024

to

30 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

402/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$470,000	11-Jun-23
404/23 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$470,000	13-Jun-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: 18 July 2025

**402/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150** 1  1  1

Sold Price

**\$470,000**

Sold Date

**11-Jun-23**

Distance

**0km****404/23 OSULLIVAN ROAD GLEN  
WAVERLEY VIC 3150** 1  1  1

Sold Price

<sup>RS</sup>**\$470,000**

Sold Date

**13-Jun-25**

Distance

**0.3km****RS** = Recent sale**UN** = Undisclosed Sale

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