

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

702/25 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2024

to

31 May 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

1102/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$900,000	02-Mar-25
614/2 SNEDDEN DRIVE GLEN WAVERLEY VIC 3150	\$738,000	06-May-25
1211/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$731,000	14-Jan-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: 30 June 2025

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1102/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Sold Price **\$900,000** Sold Date **02-Mar-25**

2 2 -

Distance **0km**



614/2 SNEDDEN DRIVE GLEN WAVERLEY VIC 3150

Sold Price **\$738,000** Sold Date **06-May-25**

2 2 -

Distance **0km**



1211/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150

Sold Price **\$731,000** Sold Date **14-Jan-25**

2 2 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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