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	312/52-54 Osullivan Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $525,000 & $575,000

Median sale price

Median price $935,000 Property Type Unit Suburb Glen Waverley

Period - From 01/01/2026 to 31/03/2026 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	413/52-54 Osullivan Rd GLEN WAVERLEY 3150	$585,000	12/05/2026
2	301/52-54 Osullivan Rd GLEN WAVERLEY 3150	$530,888	06/05/2026
3	712/52-54 Osullivan Rd GLEN WAVERLEY 3150	$585,000	16/04/2026

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: 15/06/2026 14:35

312/52-54 Osullivan Road, Glen Waverley Vic 3150

JellisCraig

Alan Zhang
0402200098
alanzhang@jelliscraig.com.au

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median Unit Price
March quarter 2026: $935,000

Comparable Properties



413/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2 2 1

Price: $585,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments



301/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2 1 1

Price: $530,888
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment

Agent Comments



712/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2 2 1

Price: $585,000
Method: Private Sale
Date: 16/04/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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