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	1208/52-54 Osullivan Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $952,000 Property Type Unit Suburb Glen Waverley

Period - From 26/03/2024 to 25/03/2025 Source Property Data

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	201/263A Springvale Rd GLEN WAVERLEY 3150	$662,000	01/01/2025
2	219/52-54 Osullivan Rd GLEN WAVERLEY 3150	$690,000	19/11/2024
3	215/52-54 Osullivan Rd GLEN WAVERLEY 3150	$602,000	04/10/2024

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: 26/03/2025 14:54

1208/52-54 Osullivan Road, Glen Waverley Vic 3150

Tori Liu
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
26/03/2024 - 25/03/2025: $952,000

Comparable Properties



201/263A Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

2 1 1

Price: $662,000
Method: Private Sale
Date: 01/01/2025
Property Type: Apartment

Agent Comments



219/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2 2 1

Price: $690,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment

Agent Comments



215/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

2 2 1

Price: $602,000
Method: Private Sale
Date: 04/10/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 88498088

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