

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

311/23 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,250

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

602/54 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150	\$766,000	30-May-25
614/2 SNEDDEN DRIVE GLEN WAVERLEY VIC 3150	\$738,000	06-May-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: 16 September 2025


**602/54 MONTCLAIR AVENUE
GLEN WAVERLEY VIC 3150**

 2
  2
  1

Sold Price

\$766,000

Sold Date **30-May-25**

Distance

0.58km

**614/2 SNEDDEN DRIVE GLEN
WAVERLEY VIC 3150**

 2
  2
  -

Sold Price

\$738,000

Sold Date **06-May-25**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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