

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

\$902,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 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

1701/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$760,000	20-Aug-25
1405/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$750,000	15-Sep-25
702/25 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$820,000	12-Aug-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: 13 November 2025


**1701/25 OSULLIVAN ROAD GLEN
WAVERLEY VIC 3150**

 2
  2
  -

Sold Price

\$760,000

 Sold Date **20-Aug-25**

Distance

0km

**1405/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

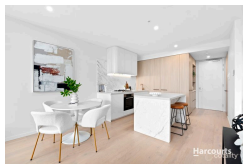
 2
  2
  1

Sold Price

\$750,000

 Sold Date **15-Sep-25**

Distance

0.3km

**702/25 OSULLIVAN ROAD GLEN
WAVERLEY VIC 3150**

 2
  2
  1

Sold Price

\$820,000

 Sold Date **12-Aug-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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