

## 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

1001/39 KINGSWAY GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2025

to

28 Feb 2026

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

405/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	625000	09-Feb-26
605/54 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150	650000	12-Jan-26
229/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	632000	29-Oct-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 March 2026

**405/52-54 OSULLIVAN ROAD  
GLEN WAVERLEY VIC 3150**

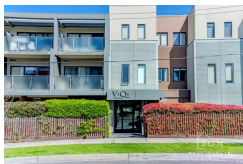
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Sold Price

<sup>RS</sup> **625000**Sold Date **09-Feb-26**Distance **0.16km****605/54 MONTCLAIR AVENUE  
GLEN WAVERLEY VIC 3150**

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Sold Price

<sup>RS</sup> **650000**Sold Date **12-Jan-26**Distance **0.16km****229/270 SPRINGVALE ROAD GLEN  
WAVERLEY VIC 3150**

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Sold Price

**632000**Sold Date **29-Oct-25**Distance **0.29km****RS** = Recent sale**UN** = Undisclosed Sale

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