

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 406/52-54 Osullivan Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$540,000 & \$550,000

Median sale price

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

Period - From 12/06/2025 to 11/06/2026 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	1101/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$560,888	25/02/2026
2	706/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$551,000	24/01/2026
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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: 12/06/2026 20:35



Katherine Yu
03 9560 8888
0403 301 681
kyu@bigginScott.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$550,000
Median Unit Price
12/06/2025 - 11/06/2026: \$935,000

Comparable Properties



1101/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$560,888
Method: Private Sale
Date: 25/02/2026
Property Type: Apartment



706/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$551,000
Method: Auction Sale
Date: 24/01/2026
Property Type: Unit

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888



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