

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

3/1 GRACE STREET 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2025

to

31 Mar 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

706/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$551,000	24-Jan-26
10/280 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$523,000	12-Nov-25
21/2-4 BLAIR ROAD GLEN WAVERLEY VIC 3150	\$580,000	19-Dec-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: 21 April 2026


**706/52-54 OSULLIVAN ROAD
GLEN WAVERLEY VIC 3150**

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 Sold Price **\$551,000** Sold Date **24-Jan-26**

 Distance **0.76km**

**10/280 BLACKBURN ROAD GLEN
WAVERLEY VIC 3150**

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 Sold Price **\$523,000** Sold Date **12-Nov-25**

 Distance **0.78km**

**21/2-4 BLAIR ROAD GLEN
WAVERLEY VIC 3150**

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 Sold Price **\$580,000** Sold Date **19-Dec-25**

 Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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