

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

101/22 Shirley Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

13/03/2025

to

12/03/2026

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	706/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$551,000	24/01/2026
2	904/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$535,000	23/10/2025
3	506/54 Montclair Av GLEN WAVERLEY 3150	\$562,000	22/10/2025

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:

13/03/2026 10:54



Property Type:
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

13/03/2025 - 12/03/2026: \$765,000

Comparable Properties



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

Agent Comments



Price: \$551,000

Method: Auction Sale

Date: 24/01/2026

Property Type: Unit

904/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 23/10/2025

Property Type: Unit



506/54 Montclair Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$562,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400