

## 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

104/24 BOGONG AVENUE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2025

to

30 Apr 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

101/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$590,000	27-Jan-26
102/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150	\$586,000	16-Jan-26
816/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$605,000	16-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: 07 May 2026



**101/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150** Sold Price **\$590,000** Sold Date **27-Jan-26**

 2  2  1

Distance **0.45km**



**102/52-54 OSULLIVAN ROAD GLEN WAVERLEY VIC 3150** Sold Price **\$586,000** Sold Date **16-Jan-26**

 2  2  1

Distance **0.45km**



**816/39 KINGSWAY GLEN WAVERLEY VIC 3150** Sold Price **\$605,000** Sold Date **16-Dec-25**

 2  2  1

Distance **0.3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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