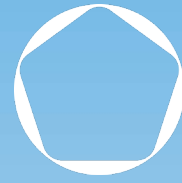


INFORMATION MEMORANDUM



Gross  
Waddell  
ICR

# Glen Waverley

**SPRINGVALE ROAD**

**218-220**

**lumus**  
imaging

**BLUE CHIP MEDICAL INVESTMENT DIRECTLY  
OPPOSITE THE GLEN**

**FOR SALE VIA ON-SITE PUBLIC AUCTION ON THURSDAY 14<sup>TH</sup> MAY 2026 AT 1:00PM**

# lumus imaging



45.8M\*

SPRINGVALE RD



OUTLINE INDICATIVE ONLY



# Introduction

Gross Waddell ICR is pleased to offer for sale 218–220 Springvale Road, Glen Waverley.

This exceptional investment presents a rare opportunity to secure a premium medical asset in one of Melbourne’s most prominent and tightly held healthcare precincts, directly opposite The Glen Shopping Centre.

The property is offered for sale via onsite Public Auction on Thursday 14th May 2026 at 1pm.

For more information or to arrange an inspection, please contact Gross Waddell ICR directly.



**Gross  
Waddell  
ICR**



**ALEX HAM**  
0410 545 226  
aham@gwicr.com.au



**MICHAEL GROSS**  
0419 355 561  
mgross@gwicr.com.au



**GLENN YE** 叶格林  
0400 800 388  
gye@gwicr.com.au



GLEN WAVERLEY  
TRAIN STATION



WESLEY  
COLLEGE

SKY GARDEN

500 APARTMENTS &  
1,500 RESIDENTS

218-220  
SPRINGVALE RD  
Glen  
Waverley

The Glen  
coles Target  
DAVID JONES Woolworths

FAIRHILLS PDE

SPRINGVALE RD



OUTLINE INDICATIVE ONLY



OUTLINE INDICATIVE ONLY



# Property Highlights



Securely leased to leading Australian healthcare provider, Lumus Imaging



Newly renewed 5-year lease with a further 5-year option



Current net income of \$341,190\* per annum



Annual fixed rental increases providing strong income growth



Huge 46m\* frontage to high-exposure Springvale Road



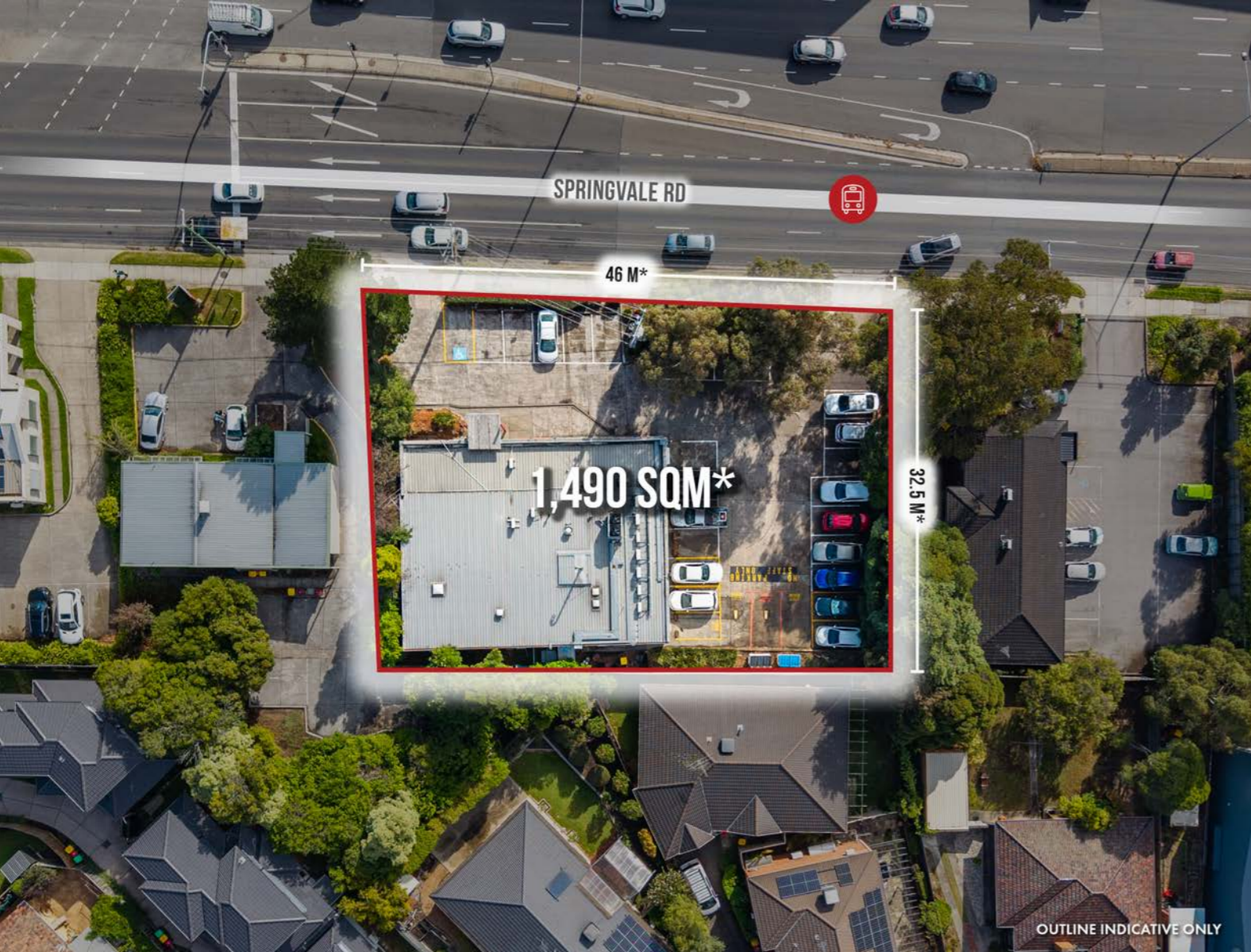
Strategically positioned directly opposite The Glen Shopping Centre



Surrounded by a strong network of established allied health operators



Modern, single-level building of approximately 600sqm



# Property Particulars


<b>ADDRESS</b>	218-220 Springvale Road, Glen Waverley
<b>TITLE REFERENCE</b>	Land in Plan of Consolidation 154321. Parent Titles: Volume 08099 Folio 365   Volume 09221 Folio 218
<b>TOTAL SITE AREA</b>	1,489 sqm*
<b>FRONTAGE TO SPRINGVALE ROAD</b>	46 m*
<b>ZONING</b>	GRZ - General Residential Zone - Schedule 8
<b>BUILDING AREA</b>	600 sqm*
<b>CAR PARKING</b>	25 car parks*
<b>CURRENT INCOME</b>	\$341,190* p.a.




**218-220 SPRINGVALE ROAD IS A HIGH-QUALITY, SET-AND-FORGET MEDICAL INVESTMENT UNDERPINNED BY A NATIONALLY RECOGNISED TENANT AND AN IRREPLACEABLE LOCATION.**




**218-220**  
**SPRINGVALE RD**  
*Glen Waverley*

 **GLEN WAVERLEY TRAIN STATION**

 **VICTORIAN SCHOOL OF LANGUAGES**



 **GLEN WAVERLEY PRIMARY SCHOOL**

 **The Glen**

**SPRINGVALE RD**



**HIGH ST RD**

**MOUNTAIN VIEW HOTEL**

# Location

218-220 Springvale Road enjoys a prime, high-exposure position within the heart of Glen Waverley, one of Melbourne's most tightly held and highly sought-after eastern suburbs.

Strategically located directly opposite The Glen Shopping Centre, the property benefits from exceptional foot traffic and immediate access to one of the region's retail and lifestyle destinations. The centre is home to major national retailers, supermarkets, dining and entertainment options, drawing a significant and consistent customer base from across the eastern suburbs.

The property is further enhanced by its proximity to the vibrant Kingsway precinct, renowned for its diverse mix of cafés, restaurants and service-based businesses, creating a dynamic day and night economy. Excellent public transport connectivity is provided via the nearby Glen Waverley railway line and Glen Waverley Station, while major arterial roads including Springvale Road and the Monash Freeway ensure seamless access to Melbourne's CBD and surrounding suburbs.

This outstanding location places the property at the epicentre of Glen Waverley's retail, dining and transport hub, making it a compelling proposition for investors, owner-occupiers and developers alike.



# Tenancy Schedule

TENANT	Lumus Imaging Pty Ltd
BUILDING AREA	600 sqm*
RENTAL P.A	\$341,190*
LEASE TERM	5 years
LEASE COMMENCEMENT	01/09/2025
OPTIONS	1 x 5 years
REVIEWS	Annual 3%, market review at option



# Tenancy Profile



Formerly known as Healthcare Imaging Services and with 150 sites, Lumus Imaging is one of Australia's most trusted medical imaging providers.

More information: [www.lumusimaging.com.au](http://www.lumusimaging.com.au)

# Sale Process

## METHOD OF SALE

For sale via On-site Public Auction on Thursday 14th May 2026 at 1pm.

## TERMS OF SALE

10% deposit, 90/180 days settlement or by negotiation

## CONTRACT OF SALE & VENDOR STATEMENT

A copy of the Contract of Sale & Vendor Statement is available upon request.

For more information or to arrange an inspection, please contact Gross Waddell ICR directly.



Gross  
Waddell  
ICR



**ALEX HAM**  
0410 545 226  
aham@gwicr.com.au



**MICHAEL GROSS**  
0419 355 561  
mgross@gwicr.com.au



**GLENN YE** 叶格林  
0400 800 388  
gye@gwicr.com.au



218-220  
SPRINGVALE RD  
Glen  
Waverley



GLEN WAVERLEY  
PRIMARY SCHOOL

HIGH ST RD

FAIRHILLS PDE



SPRINGVALE RD





# Gross Waddell ICR

Every angle covered.

Gross Waddell ICR and Staff ("The Agents") for themselves and the Vendor of the property give notice that:

- 1.The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.
- 2.The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.
- 3.All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.
- 4.No person in the employ of Gross Waddell and Staff has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 5.The Agents, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.
- 6.The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to recover GST on tenant payments received from tenants.
- 7.This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.
- 8.\*Denotes approximate.