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

13/280 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$985,000	Pro	operty Type	Unit			Suburb	Glen Waverley
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	2/19 Anthony Dr MOUNT WAVERLEY 3149	\$530,000	20/02/2025
2	103/24 Bogong Av GLEN WAVERLEY 3150	\$536,666	02/01/2025
3	506/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$508,000	19/10/2024

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:

31/03/2025 10:10



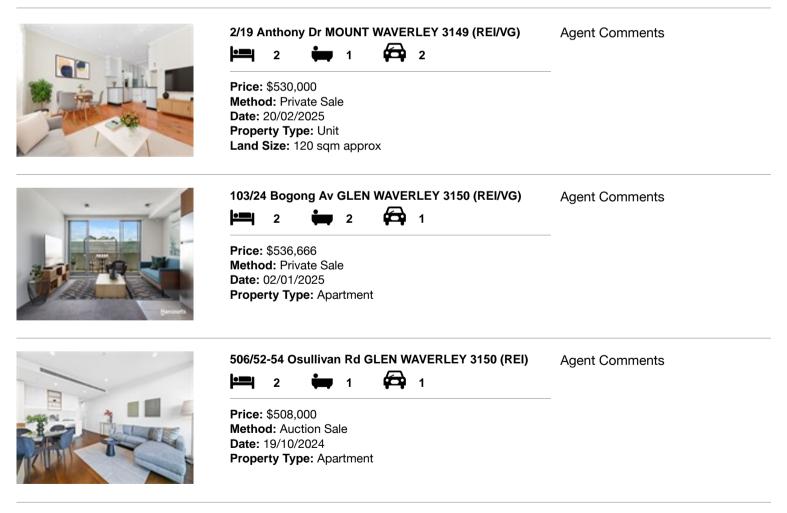






Property Type: Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2024: \$985,000

Comparable Properties



Account - Barry Plant | P: 03 9803 0400



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