

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 consumer.vic.gov.au/underquoting

Range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$985,000

 Property Type

Unit

 Suburb

Glen Waverley

Period - From

01/10/2024

 to

31/12/2024

 Source

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.

	Address 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



2/19 Anthony Dr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 20/02/2025
Property Type: Unit
Land Size: 120 sqm approx



103/24 Bogong Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$536,666
Method: Private Sale
Date: 02/01/2025
Property Type: Apartment



506/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$508,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400