

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 \$540,000 & \$580,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Glen Waverley

Period - From 01/01/2024 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 | 215/52-54 Osullivan Rd GLEN WAVERLEY 3150 | \$562,000 | 27/07/2024 |
| 2 | 405/52 OSullivan Rd GLEN WAVERLEY 3150 | \$570,000 | 27/07/2024 |
| 3 | 415/52 OSullivan Rd GLEN WAVERLEY 3150 | \$562,000 | 27/07/2024 |

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:

22/01/2025 08:25



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
Year ending December 2024: \$1,050,000

Comparable Properties



215/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$562,000
Method: Private Sale
Date: 27/07/2024
Property Type: Unit

405/52 OSullivan Rd GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 27/07/2024
Property Type: Strata Unit/Flat



415/52 OSullivan Rd GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$562,000
Method: Sale
Date: 27/07/2024
Property Type: Strata Unit/Flat

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