

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

1/173 Blackburn Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,195,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/04/2025

to

30/06/2025

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	2/534 Waverley Rd MOUNT WAVERLEY 3149	\$875,000	22/07/2025
2	3/208 Stephenson Rd MOUNT WAVERLEY 3149	\$900,000	12/05/2025
3	10/60 Avendon Blvd GLEN WAVERLEY 3150	\$820,000	24/04/2025

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:

01/08/2025 22:41



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
June quarter 2025: \$1,195,000

Comparable Properties



2/534 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 1

Price: \$875,000
Method: Private Sale
Date: 22/07/2025
Property Type: Unit



3/208 Stephenson Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 1

Price: \$900,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit



10/60 Avendon Blvd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000
Method: Sold Before Auction
Date: 24/04/2025
Property Type: Apartment