

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

5/139-141 BLACKBURN ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

3/208 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$900,000	12-May-25
2/9-11 WILLS AVENUE MOUNT WAVERLEY VIC 3149	\$950,000	07-Mar-25

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 6 months.

This Statement of Information was prepared on: 04 August 2025


**3/208 STEPHENSONS ROAD
MOUNT WAVERLEY VIC 3149**
 3  2  1

Sold Price **\$900,000** Sold Date **12-May-25**

Distance **1.67km**

**2/9-11 WILLS AVENUE MOUNT
WAVERLEY VIC 3149**
 3  2  1

Sold Price **\$950,000** Sold Date **07-Mar-25**

Distance **1.53km**
RS = Recent sale

UN = Undisclosed Sale

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