

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 \$475,000 & \$520,000

Median sale price

Median price \$1,009,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/04/2024

to 31/03/2025

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	13/1 Frank St GLEN WAVERLEY 3150	\$520,000	10/04/2025
2	2/19 Anthony Dr MOUNT WAVERLEY 3149	\$530,000	20/02/2025
3	1/1 Frank St GLEN WAVERLEY 3150	\$510,000	19/02/2025

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:

19/05/2025 09:42



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$520,000
Median Unit Price
Year ending March 2025: \$1,009,000

Comparable Properties



13/1 Frank St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment



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



1/1 Frank St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400