

# 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 283 Blackburn Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,615,500 Property Type House Suburb Mount Waverley

Period - From 01/10/2025 to 31/12/2025 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	1/581 High Street Rd MOUNT WAVERLEY 3149	\$760,500	06/12/2025
2	1/25 Myrtle St GLEN WAVERLEY 3150	\$850,000	05/08/2025
3			

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: 05/02/2026 10:34



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**Property Type:** House  
**Land Size:** 413 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 December quarter 2025: \$1,615,500

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.

## Comparable Properties



1/581 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3   1   2

**Price:** \$760,500  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit



1/25 Myrtle St GLEN WAVERLEY 3150 (VG)

Agent Comments

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**Price:** \$850,000  
**Method:** Sale  
**Date:** 05/08/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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.

Account - Barry Plant | P: 03 9842 8888