

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

18/280 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$995,000

Property Type Unit

Suburb Glen Waverley

Period - From 01/04/2026

to 30/06/2026

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	507/39 Kingsway GLEN WAVERLEY 3150	\$485,000	16/07/2026
2	312/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$555,888	24/06/2026
3	1414/52-54 Osullivan Rd GLEN WAVERLEY 3150	\$550,000	19/06/2026

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:

26/08/2026 00:00



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2026: \$995,000

Comparable Properties



507/39 Kingsway GLEN WAVERLEY 3150 (REI)

Agent Comments

2 2 1

Price: \$485,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



312/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 2 1

Price: \$555,888

Method: Private Sale

Date: 24/06/2026

Property Type: Apartment



1414/52-54 Osullivan Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment