

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

303 Blackburn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,650,400

Property Type House

Suburb Mount Waverley

Period - From 01/01/2025

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	6 Inverell Av MOUNT WAVERLEY 3149	\$2,970,000	28/02/2026
2	11 Aitchison Ct GLEN WAVERLEY 3150	\$2,480,000	22/12/2025
3	18 Orchard St GLEN WAVERLEY 3150	\$2,780,000	05/12/2025

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:

24/03/2026 00:18



5 3 4

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending December 2025: \$1,650,400

Comparable Properties



6 Inverell Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 5 4

Price: \$2,970,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 725 sqm approx



11 Aitchison Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

6 3 2

Price: \$2,480,000
Method: Private Sale
Date: 22/12/2025
Property Type: House (Res)
Land Size: 543 sqm approx



18 Orchard St GLEN WAVERLEY 3150 (VG)

Agent Comments

3 - -

Price: \$2,780,000
Method: Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 730 sqm approx