

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

8/177-181 Blackburn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$830,000 & \$913,000

Median sale price

Median price \$1,380,000 Property Type Townhouse Suburb Mount Waverley

Period - From 17/04/2025 to 16/04/2026 Source Property Data

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	2/2 Dorgan St MOUNT WAVERLEY 3149	\$880,000	21/03/2026
2	2/168 Lawrence Rd MOUNT WAVERLEY 3149	\$940,000	07/03/2026
3	2/600 Highbury Rd GLEN WAVERLEY 3150	\$998,000	15/12/2025

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: 17/04/2026 23:04



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$830,000 - \$913,000

Median Townhouse Price

17/04/2025 - 16/04/2026: \$1,380,000

Comparable Properties



2/2 Dorgan St MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 2 2

Price: \$880,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)



2/168 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 2

Price: \$940,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Unit

Land Size: 223 sqm approx



2/600 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 2

Price: \$998,000

Method: Sold Before Auction

Date: 15/12/2025

Property Type: Unit

Land Size: 464 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481