

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

116 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,535,000

Property Type House

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	526 High Street Rd MOUNT WAVERLEY 3149	\$1,100,000	11/06/2026
2	68 Burwood Hwy BURWOOD EAST 3151	\$1,160,000	26/05/2026
3	314 Highbury Rd MOUNT WAVERLEY 3149	\$1,200,000	25/04/2026

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:

20/07/2026 11:37



3 bedrooms 1 bathroom 1 car

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,535,000

Comparable Properties



526 High Street Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

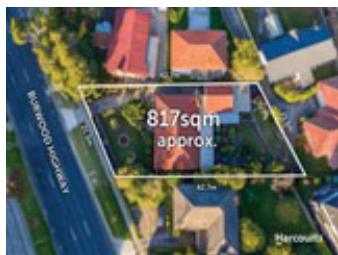
Price: \$1,100,000

Method: Sold Before Auction

Date: 11/06/2026

Property Type: House (Res)

Land Size: 726 sqm approx



68 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments

3 bedrooms 2 bathrooms 4 cars

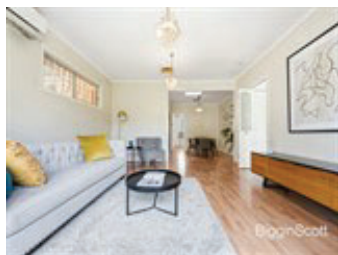
Price: \$1,160,000

Method: Sold Before Auction

Date: 26/05/2026

Property Type: House (Res)

Land Size: 817 sqm approx



314 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,200,000

Method: Auction Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 736 sqm approx

Account - Jellis Craig | P: 03 9726 8888