

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$2,450,000

### 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**  
\$2,450,000  
**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

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



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