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	2/618 BLACKBURN ROAD GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$935,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
17/27 FINCH STREET NOTTING HILL VIC 3168	$903,000	21-Feb-25
5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149	$835,000	10-May-25
16B HUNSFORD AVENUE NOTTING HILL VIC 3168	$880,000	07-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 30 May 2025

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17/27 FINCH STREET NOTTING HILL VIC 3168

3 2 2

Sold Price **$903,000** Sold Date **21-Feb-25**

Distance **0.26km**

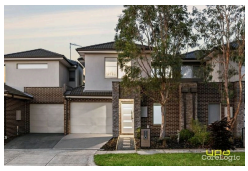


5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149

3 2 1

Sold Price RS **$835,000** Sold Date **10-May-25**

Distance **0.95km**



16B HUNSFORD AVENUE NOTTING HILL VIC 3168

3 1 1

Sold Price **$880,000** Sold Date **07-Apr-25**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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