

## 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

123 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) (\*Delete single price or range as applicable)

Single Price

\$1,360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,612,500

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

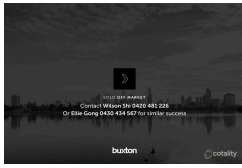
121 BLACKBURN ROAD MOUNT WAVERLEY VIC 3149	\$1,358,000	27-Jan-26
31 PACKHAM CRESCENT GLEN WAVERLEY VIC 3150	\$1,785,000	18-Oct-25
15 CLIVEJAY STREET GLEN WAVERLEY VIC 3150	\$1,475,000	20-Mar-26

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: 18 May 2026

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**121 BLACKBURN ROAD MOUNT  
 WAVERLEY VIC 3149**

4 2 2

Sold Price <sup>RS</sup> **\$1,358,000** <sup>UN</sup> Sold Date **27-Jan-26**

Distance **0.02km**



**31 PACKHAM CRESCENT GLEN  
 WAVERLEY VIC 3150**

3 1 2

Sold Price **\$1,785,000** Sold Date **18-Oct-25**

Distance **0.28km**



**15 CLIVEJAY STREET GLEN  
 WAVERLEY VIC 3150**

3 1 1

Sold Price <sup>RS</sup> **\$1,475,000** Sold Date **20-Mar-26**

Distance **0.75km**

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

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