

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

212/286-290 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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2024

to

31 Oct 2025

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

803/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$380,000	14-Nov-25
1211/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$380,000	04-Aug-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: 21 November 2025



**803/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 1  1  1

Sold Price

^{RS} **\$380,000**

Sold Date **14-Nov-25**

Distance **1.4km**



**1211/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 1  1  1

Sold Price

\$380,000

Sold Date **04-Aug-25**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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