

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	251 Blackburn Road, Mount Waverley, VIC 3149
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Indicative selling price

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

Price Range	\$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$1,647,500	Property Type	House	Suburb	Mount Waverley (3149)
Period - From	01/11/2024	to	31/10/2025	Source	Cotality

Comparable property sales

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: 13/11/2025	