

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 203/286-290 Blackburn Road, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Glen Waverley

Period - From 04/03/2025 to 03/03/2026 Source Property Data

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	303/286-290 Blackburn Rd GLEN WAVERLEY 3150	\$510,000	18/12/2025
2	10/280 Blackburn Rd GLEN WAVERLEY 3150	\$523,000	12/11/2025
3	214/1 Frank St GLEN WAVERLEY 3150	\$526,000	17/10/2025

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: 04/03/2026 19:09

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

04/03/2025 - 03/03/2026: \$920,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



303/286-290 Blackburn Rd GLEN WAVERLEY 3150 (REI) [Agent Comments](#)

2 1 1

Price: \$510,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment



10/280 Blackburn Rd GLEN WAVERLEY 3150 (VG) [Agent Comments](#)

2 - -

Price: \$523,000

Method: Sale

Date: 12/11/2025

Property Type: Strata Unit/Flat

214/1 Frank St GLEN WAVERLEY 3150 (VG) [Agent Comments](#)

2 - -

Price: \$526,000

Method: Sale

Date: 17/10/2025

Property Type: Strata Unit/Flat

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