

# 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

1/139 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~~

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,080,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2025

to

31 Jan 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

5/139-141 BLACKBURN ROAD MOUNT WAVERLEY VIC 3149	\$951,000	25-Oct-25
2/25 BIZLEY STREET MOUNT WAVERLEY VIC 3149	\$930,000	13-Sep-25
2/175 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$940,688	25-Oct-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: 10 February 2026



5/139-141 BLACKBURN ROAD  
MOUNT WAVERLEY VIC 3149

 2  2  2

Sold Price \$951,000 Sold Date 25-Oct-25

Distance 0km



2/25 BIZLEY STREET MOUNT  
WAVERLEY VIC 3149

 3  2  1

Sold Price \$930,000 Sold Date 13-Sep-25

Distance 0.37km



2/175 LAWRENCE ROAD MOUNT  
WAVERLEY VIC 3149

 3  2  1

Sold Price \$940,688 Sold Date 25-Oct-25

Distance 0.59km

RS = Recent sale

UN = Undisclosed Sale

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