

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

1/38 Elder Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$794,250

Property Type Unit

Suburb Blackburn

Period - From 01/01/2025

to 31/12/2025

Source REIV

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	1/108 Surrey Rd BLACKBURN NORTH 3130	\$979,000	07/03/2026
2	1b Handley Ct BLACKBURN NORTH 3130	\$975,000	28/02/2026
3	1a Larch St BLACKBURN 3130	\$1,005,000	16/02/2026

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:

20/03/2026 17:01



Property Type: Unit

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



1/108 Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$979,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Unit

Land Size: 305 sqm approx



1b Handley Ct BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 361 sqm approx



1a Larch St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,005,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 254 sqm approx