

# 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 Walsham Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,552,500

Property Type House

Suburb Blackburn

Period - From 23/05/2024

to

22/05/2025

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	36 Glen Ebor Av BLACKBURN 3130	\$2,050,000	10/05/2025
2	89 Pakenham St BLACKBURN 3130	\$2,297,000	29/03/2025
3	15 Paulette Ct BLACKBURN SOUTH 3130	\$2,110,000	30/11/2024

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:

23/05/2025 12:21



5 3 2

**Property Type:** House  
**Land Size:** 737 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
23/05/2024 - 22/05/2025: \$1,552,500

## Comparable Properties



**36 Glen Ebor Av BLACKBURN 3130 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 1008 sqm approx



**89 Pakenham St BLACKBURN 3130 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,297,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx



**15 Paulette Ct BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800