## 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	1 Walsham Road, Blackburn Vic 3130
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

### Median sale price

Median price	\$1,552,500	Pro	perty 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

Add	dress 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 comparableproperties 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













**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)

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**3** 2

**Price:** \$2,050,000 **Method:** Auction Sale **Date:** 10/05/2025

**Property Type:** House (Res) **Land Size:** 1008 sqm approx

**Agent Comments** 



89 Pakenham St BLACKBURN 3130 (REI)

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**Agent Comments** 

Price: \$2,297,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House

**Property Type:** House (Res) **Land Size:** 624 sqm approx



15 Paulette Ct BLACKBURN SOUTH 3130 (REI/VG)

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**Price:** \$2,110,000 **Method:** Auction Sale **Date:** 30/11/2024

**Property Type:** House (Res) **Land Size:** 574 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800





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