

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

10 Salisbury Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Blackburn

Period - From 01/07/2025

to

30/06/2026

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	8 Arna St BLACKBURN 3130	\$1,636,000	16/05/2026
2	21 The Ridge BLACKBURN 3130	\$1,870,000	28/03/2026
3	15 Baratta St BLACKBURN SOUTH 3130	\$1,675,000	25/03/2026

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:

27/07/2026 14:54

10 Salisbury Avenue, Blackburn Vic 3130

JellisCraig

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2026: \$1,620,000



4 3 2

Property Type: House

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



8 Arna St BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 1

Price: \$1,636,000

Method: Auction Sale

Date: 16/05/2026

Rooms: 7

Property Type: House (Res)

Land Size: 681 sqm approx



21 The Ridge BLACKBURN 3130 (REI)

Agent Comments

5 3 3

Price: \$1,870,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 677 sqm approx



15 Baratta St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,675,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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