

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

11 The Ridge, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,590,000

&

\$1,630,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Blackburn

Period - From 01/04/2025

to 31/03/2026

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	41 Canora St BLACKBURN SOUTH 3130	\$1,610,000	07/02/2026
2	10 The Ridge BLACKBURN 3130	\$1,670,000	21/11/2025
3	11 Bristow Dr FOREST HILL 3131	\$1,568,000	25/10/2025

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:

20/04/2026 09:45



 5
  3
  2

Property Type: House
Land Size: 648 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,590,000 - \$1,630,000
Median House Price
 Year ending March 2026: \$1,650,000

Comparable Properties



41 Canora St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 5
  2
  2

Price: \$1,610,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 560 sqm approx



10 The Ridge BLACKBURN 3130 (REI/VG)

Agent Comments

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  3
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Price: \$1,670,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 721 sqm approx



11 Bristow Dr FOREST HILL 3131 (REI/VG)

Agent Comments

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  4

Price: \$1,568,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 770 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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