

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

157 Blackburn Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,442,000

Property Type

House

Suburb

Blackburn South

Period - From

01/01/2025

to

31/03/2025

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	15 Henwood St BLACKBURN SOUTH 3130	\$1,550,000	16/11/2024
2			
3			

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:

07/05/2025 16:00

157 Blackburn Road, Blackburn South Vic 3130

Steven Zervas
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 34  2  2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
March quarter 2025: \$1,442,000

Comparable Properties



15 Henwood St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,550,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 616 sqm approx

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.

Account - Heavyside



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