

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

16 Ellison Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Blackburn

Period - From 01/04/2026

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	1 Primrose St BLACKBURN NORTH 3130	\$1,100,000	21/04/2026
2	95 Esdale St NUNAWADING 3131	\$1,055,000	13/04/2026
3	4 Renfrew St BLACKBURN NORTH 3130	\$1,052,500	21/03/2026

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:

29/07/2026 13:21



Property Type: House

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



1 Primrose St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 653 sqm approx



95 Esdale St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Sold Before Auction

Date: 13/04/2026

Property Type: House (Res)

Land Size: 437 sqm approx



4 Renfrew St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,052,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 586 sqm approx