

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

2/24 Donald Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$1,098,762 Property Type Townhouse Suburb Blackburn South

Period - From 12/05/2025 to 11/05/2026 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	Price	Date of sale
1	1/29 Salisbury Av BLACKBURN 3130	\$950,000	26/03/2026
2	2/63 Vicki St FOREST HILL 3131	\$960,000	08/01/2026
3	1/5 Minna St BLACKBURN 3130	\$955,000	19/12/2025

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:

12/05/2026 17:39



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Rooms: 1
Property Type: Townhouse
Land Size: 168 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median Townhouse Price
12/05/2025 - 11/05/2026: \$1,098,762

Comparable Properties



1/29 Salisbury Av BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$950,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)



2/63 Vicki St FOREST HILL 3131 (REI/VG)

Agent Comments

 2  2  1

Price: \$960,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Single)



1/5 Minna St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$955,000
Method: Private Sale
Date: 19/12/2025
Property Type: Townhouse (Res)