

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

2/27 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,224,250 Property Type House Suburb Blackburn South

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	2/24 Donald St BLACKBURN SOUTH 3130	\$862,000	11/06/2026
2	3/16 south Pde BLACKBURN 3130	\$925,000	29/04/2026
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:

23/09/2026 11:02

2/27 Holland Road, Blackburn South Vic 3130

Paige Heavyside
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3 2 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 158 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000

Median House Price
June quarter 2026: \$1,224,250

Comparable Properties



2/24 Donald St BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 2 1

Price: \$862,000
Method: Sold Before Auction
Date: 11/06/2026
Property Type: Townhouse (Res)



3/16 south Pde BLACKBURN 3130 (REI)

Agent Comments

3 2 1

Price: \$925,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Single)
Land Size: 190 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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