

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

20 Westminster Close, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Blackburn South

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	24 Westminster CI BLACKBURN SOUTH 3130	\$1,225,000	27/06/2026
2	31 Bond Av BLACKBURN SOUTH 3130	\$1,223,500	20/06/2026
3	23 Donald St BLACKBURN SOUTH 3130	\$1,360,000	19/04/2026

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:

02/07/2026 18:01

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2026: \$1,370,000



3 1 2

Property Type: Land

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



24 Westminister CI BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 540 sqm approx



31 Bond Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,223,500

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 594 sqm approx



23 Donald St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 3

Price: \$1,360,000

Method: Private Sale

Date: 19/04/2026

Property Type: House

Land Size: 704 sqm approx

Account - Jellis Craig | P: (03) 9908 5700