

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

21 Malcolm Street, Blackburn 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 \$1,620,000

Property Type House

Suburb Blackburn

Period - From 01/07/2025

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	31 Bond Av BLACKBURN SOUTH 3130	\$1,223,500	20/06/2026
2	37 Alandale Rd BLACKBURN 3130	\$1,340,000	09/04/2026
3	76 Lake Rd BLACKBURN 3130	\$1,217,500	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:

15/09/2026 11:01

Joseph Corsi
9870 6211
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3 bedrooms 1 bathroom 2 cars

Property Type: House
Land Size: 663 sqm approx
Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2026: \$1,620,000

Comparable Properties



31 Bond Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,223,500
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 594 sqm approx



37 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,340,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: House (Res)
Land Size: 640 sqm approx



76 Lake Rd BLACKBURN 3130 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,217,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Account - Jellis Craig | P: 03 9870 6211