

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

26 Bindy Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,337,900

Property Type

House

Suburb

Blackburn South

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	15 Vernon St BLACKBURN SOUTH 3130	\$1,835,000	18/06/2026
2	64 Aldinga St BLACKBURN SOUTH 3130	\$1,680,000	13/06/2026
3	12 Raleigh St BLACKBURN SOUTH 3130	\$1,830,888	12/05/2026

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:

13/07/2026 13:35

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2026: \$1,337,900



5 2 2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



15 Vernon St BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 2 2

Price: \$1,835,000

Method: Private Sale

Date: 18/06/2026

Property Type: House

Land Size: 715 sqm approx



64 Aldinga St BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 3 2

Price: \$1,680,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 544 sqm approx



12 Raleigh St BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 2 2

Price: \$1,830,888

Method: Private Sale

Date: 12/05/2026

Property Type: House (Res)

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