

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 Perth Street, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Blackburn South

Period - From

11/02/2026

to

08/06/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Horkings St, Blackburn South Vic	\$1,370,000	23/05/2026
57 Indra Rd, Blackburn South Vic	\$1,300,000	20/05/2026
16 Crimson Av, Blackburn South Vic	\$1,305,000	14/03/2026

This Statement of Information was prepared on:

09/06/2026

26 Perth Street, Blackburn South VIC 3130



4 2 4

Property Type: House
Mark Johnstone
0398941000/814
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending June 2026: \$1,370,000

Comparable Properties



2 Horkings St, Blackburn South Vic

4 2 1

Price: \$1,370,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House
Land Size: 694 sqm approx



57 Indra Rd, Blackburn South Vic

4 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House
Land Size: 658 sqm approx



16 Crimson Av, Blackburn South Vic

4 2 2

Price: \$1,305,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House
Land Size: 588 sqm approx

Account - Woodards Blackburn | P: 9894 1000