

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

28 Harold Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Blackburn

Period - From 01/01/2026

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	4 Derby St BLACKBURN 3130	\$2,860,000	28/03/2026
2	9 Larch St BLACKBURN 3130	\$2,775,000	14/03/2026
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:

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

March quarter 2026: \$1,770,750



5 3 2

Property Type: House
Land Size: 592 sqm approx
Agent Comments

Comparable Properties



4 Derby St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$2,860,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 696 sqm approx



9 Larch St BLACKBURN 3130 (REI)

Agent Comments

5 4 2

Price: \$2,775,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 755 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.