

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

29 Hastings Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

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	3 Dundee St BLACKBURN SOUTH 3130	\$1,266,000	14/02/2026
2	9 Somerset Ct BLACKBURN SOUTH 3130	\$1,195,000	07/02/2026
3	15 Berl Ct BLACKBURN SOUTH 3130	\$1,260,000	03/01/2026

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:

09/04/2026 16:31



4 1 2

Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments

Comparable Properties



3 Dundee St BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 2

Price: \$1,266,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 627 sqm approx



9 Somerset Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 1

Price: \$1,195,000

Method: Auction Sale

Date: 07/02/2026

Rooms: 13

Property Type: House (Res)

Land Size: 579 sqm approx



15 Berl Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Private Sale

Date: 03/01/2026

Property Type: House

Land Size: 780 sqm approx