

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

31 Bond Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,368,000

Property Type House

Suburb Blackburn South

Period - From 16/04/2025

to

15/04/2026

Source Property Data

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	47 Jenner St BLACKBURN SOUTH 3130	\$1,158,000	07/02/2026
2	13 Grange Rd BLACKBURN SOUTH 3130	\$1,160,000	08/11/2025
3	7 St James Ct BLACKBURN SOUTH 3130	\$1,080,000	23/10/2025

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:

16/04/2026 14:12



Property Type: House

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



47 Jenner St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,158,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 604 sqm approx



13 Grange Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 588 sqm approx



7 St James Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 540 sqm approx