

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

33 Baratta Street, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,337,900

Property Type

House

Suburb

Blackburn South

Period - From

03/03/2026

to

30/08/2026

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
67 Bindy St, Forest Hill Vic	\$1,288,880	17/08/2026
26 Perth St, Blackburn South Vic	\$1,340,000	06/08/2026
29 Hastings Av, Blackburn South Vic	\$1,250,000	02/05/2026

This Statement of Information was prepared on:

31/08/2026