

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

4/73 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Blackburn

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	12/12 John St BLACKBURN 3130	\$850,000	11/04/2026
2	6/86 Main St BLACKBURN 3130	\$812,000	31/01/2026
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:

19/05/2026 10:57

4/73 Laburnum Street, Blackburn Vic 3130

Stefan Cook
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2 1

Property Type: House
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
Year ending March 2026: \$1,650,000

Comparable Properties



12/12 John St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$850,000
Method: Auction Sale
Date: 11/04/2026
Rooms: 5
Property Type: Unit
Land Size: 304 sqm approx



6/86 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$812,000
Method: Auction Sale
Date: 31/01/2026
Rooms: 7
Property Type: Unit

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.

Account - Heavyside



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