

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 HAWTHORN ROAD BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,388,500

Property type

House

Suburb

Blackburn South

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

3/12 NEWBIGIN STREET BURWOOD VIC 3125	\$1,205,000	28-Feb-26
3/6 BALDWIN ROAD BLACKBURN VIC 3130	\$1,202,000	14-Mar-26
1/460 Highbury Road Mount Waverley VIC 3149	\$1,099,111	05-Jan-26

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 6 months.

This Statement of Information was prepared on: 24 March 2026


**3/12 NEWBIGIN STREET
BURWOOD VIC 3125**

 3
  2
  2

Sold Price ^{RS} **\$1,205,000** Sold Date **28-Feb-26**

Distance **1.97km**


**3/6 BALDWIN ROAD BLACKBURN
VIC 3130**

 3
  2
  2

Sold Price ^{RS} **\$1,202,000** Sold Date **14-Mar-26**

Distance **1.8km**


**1/460 Highbury Road Mount
Waverley VIC 3149**

 3
  2
  1

Sold Price ^{RS} **\$1,099,111** ^{UN} Sold Date **05-Jan-26**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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