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<br>Including suburb and postcode | 49 Stanley Grove, Blackburn Vic 3130 |

## Indicative selling price

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

Range between $1,500,000 & $1,650,000

## Median sale price

Median price $1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 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 | 10 Kinkora Rd BLACKBURN 3130 | $1,680,000 | 09/05/2026 |
| 2 | 26 Kerr St BLACKBURN 3130 | $1,500,000 | 28/02/2026 |
| 3 | 15 Acacia Av BLACKBURN 3130 | $1,640,000 | 15/12/2025 |

**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: 19/05/2026 09:56

# 49 Stanley Grove, Blackburn Vic 3130

JellisCraig

Rod Yan
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**Indicative Selling Price**
$1,500,000 - $1,650,000
**Median House Price**
March quarter 2026: $1,770,750


3 1 4

**Property Type:** House
**Land Size:** 856 sqm approx

Agent Comments

## Comparable Properties

**10 Kinkora Rd BLACKBURN 3130 (REI)**

4 2 3

**Price:** $1,680,000
**Method:** Auction Sale
**Date:** 09/05/2026
**Property Type:** House (Res)
**Land Size:** 890 sqm approx

Agent Comments

**26 Kerr St BLACKBURN 3130 (REI/VG)**

4 2 2

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** House (Res)
**Land Size:** 641 sqm approx

Agent Comments

**15 Acacia Av BLACKBURN 3130 (REI/VG)**

3 1 2

**Price:** $1,640,000
**Method:** Private Sale
**Date:** 15/12/2025
**Property Type:** House
**Land Size:** 905 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888