

# 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

59 Pakenham Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,541,000

Property Type House

Suburb Blackburn

Period - From 01/04/2024

to 31/03/2025

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	17 Rosalind Cr BLACKBURN 3130	\$1,325,000	28/02/2025
2	45 Jeffery St BLACKBURN 3130	\$1,350,000	14/12/2024
3	24 Dickens St BLACKBURN 3130	\$1,370,000	22/11/2024

**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:

15/05/2025 11:35

59 Pakenham Street, Blackburn Vic 3130

**Jellis  
Craig**

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

Year ending March 2025: \$1,541,000



3   1   1

**Property Type:** House

**Land Size:** 786 sqm approx

**Agent Comments**

## Comparable Properties



**17 Rosalind Cr BLACKBURN 3130 (REI)**

5   2   2

**Agent Comments**

**Price:** \$1,325,000

**Method:** Private Sale

**Date:** 28/02/2025

**Property Type:** House

**Land Size:** 667 sqm approx



**45 Jeffery St BLACKBURN 3130 (REI/VG)**

3   2   1

**Agent Comments**

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**24 Dickens St BLACKBURN 3130 (REI/VG)**

3   1   3

**Agent Comments**

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 22/11/2024

**Property Type:** House

**Land Size:** 754 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



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