

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

6 Dwyer Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Blackburn

Period - From

01/07/2025

to

30/06/2026

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	44 Edinburgh Rd BLACKBURN SOUTH 3130	\$2,480,000	26/05/2026
2	9 Fuchsia St BLACKBURN 3130	\$2,430,000	14/03/2026
3	9 Jenner St BLACKBURN SOUTH 3130	\$2,438,000	04/02/2026

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:

13/07/2026 11:26

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2026: \$1,620,000



5 3 2

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



44 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 3 2

Price: \$2,480,000

Method: Private Sale

Date: 26/05/2026

Property Type: House

Land Size: 640 sqm approx



9 Fuchsia St BLACKBURN 3130 (REI/VG)

Agent Comments

5 3 2

Price: \$2,430,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 780 sqm approx



9 Jenner St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5 5 2

Price: \$2,438,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: House (Res)

Land Size: 616 sqm approx

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