

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

7 Justina Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	37 Alandale Rd BLACKBURN 3130	\$1,340,000	09/04/2026
2	76 Lake Rd BLACKBURN 3130	\$1,217,500	21/03/2026
3	1 Downing St BLACKBURN 3130	\$1,180,000	16/12/2025

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:

25/05/2026 10:09



Property Type: House

Land Size: 593 sqm approx

Agent Comments

Comparable Properties



37 Alandale Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,340,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: House (Res)

Land Size: 640 sqm approx



76 Lake Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,217,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 653 sqm approx



1 Downing St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 606 sqm approx