

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 Stirling Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,224,250

Property Type

House

Suburb

Blackburn South

Period - From

01/04/2026

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	11 Marama St BLACKBURN SOUTH 3130	\$1,545,000	08/08/2026
2	2 Dundee St BLACKBURN SOUTH 3130	\$1,613,000	25/07/2026
3	5 Wavell St BOX HILL 3128	\$1,625,000	11/06/2026

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:

14/09/2026 16:23

7 Stirling Road, Blackburn South Vic 3130

Stefan Cook
0423 858 058
stefan@heavyside.co



5 2 1

Property Type: House (Res)
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2026: \$1,224,250

Comparable Properties



11 Marama St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,545,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 701 sqm approx



2 Dundee St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,613,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 580 sqm approx



5 Wavell St BOX HILL 3128 (REI)

Agent Comments

4 2 1

Price: \$1,625,000
Method: Private Sale
Date: 11/06/2026
Property Type: House
Land Size: 643 sqm approx

Account - Heavyside



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