

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

72 Baratta Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$2,680,000 & \$2,880,000

Median sale price

Median price \$1,340,500 Property Type House Suburb Blackburn South

Period - From 31/08/2025 to 30/08/2026 Source Property Data

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	5 Brazeel St BLACKBURN SOUTH 3130	\$2,650,000	25/04/2026
3	4 Derby St BLACKBURN 3130	\$2,860,000	28/03/2026

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:

31/08/2026 16:29



5
 4
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,680,000 - \$2,880,000

Median House Price

31/08/2025 - 30/08/2026: \$1,340,500

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



5 Brazeel St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5
 3
 2

Price: \$2,650,000

Method: Private Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 615 sqm approx



4 Derby St BLACKBURN 3130 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,860,000

Method: Auction Sale

Date: 28/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977