

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

76 Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,380,000

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	66 Pakenham St BLACKBURN 3130	\$1,451,000	27/06/2026
2	37 Alandale Rd BLACKBURN 3130	\$1,340,000	09/04/2026
3	14 Banksia St BLACKBURN 3130	\$1,330,000	26/03/2026

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:

13/07/2026 11:24

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Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

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



 4  1  3

Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



66 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,451,000

Method: Auction Sale

Date: 27/06/2026

Rooms: 7

Property Type: House (Res)

Land Size: 627 sqm approx



37 Alandale Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,340,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: House (Res)

Land Size: 640 sqm approx



14 Banksia St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,330,000

Method: Private Sale

Date: 26/03/2026

Property Type: House (Res)

Land Size: 619 sqm approx

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