

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

8/40 Cootamundra Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Blackburn

Period - From 07/09/2025 to 06/09/2026 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	2/39 Surrey Rd BLACKBURN NORTH 3130	\$950,000	07/05/2026
2	3/16 south Pde BLACKBURN 3130	\$925,000	29/04/2026
3	4 Finn Mews BLACKBURN NORTH 3130	\$900,000	14/03/2026

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:

07/09/2026 11:06

Samantha Pascoe

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

07/09/2025 - 06/09/2026: \$1,100,000



3 2 1

Property Type: Townhouse

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



2/39 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 3

Price: \$950,000

Method: Sold Before Auction

Date: 07/05/2026

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



3/16 south Pde BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$925,000

Method: Private Sale

Date: 29/04/2026

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



4 Finn Mews BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 2 1

Price: \$900,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 183 sqm approx

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