

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

271 Blackburn Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$1,337,900

Property Type

House

Suburb

Blackburn South

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	267 Blackburn Rd BLACKBURN SOUTH 3130	\$1,039,500	02/06/2026
2	189 Blackburn Rd BLACKBURN SOUTH 3130	\$1,086,000	16/05/2026
3			

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 12:33



3 1 2

Property Type: House
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
Year ending June 2026: \$1,337,900

Comparable Properties



267 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,039,500
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 542 sqm approx



189 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,086,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 549 sqm approx

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.