

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

1/13 HARROW STREET BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

3/34 GREENWOOD STREET BURWOOD VIC 3125	\$1,270,000	18-Nov-25
3/12 NEWBIGIN STREET BURWOOD VIC 3125	\$1,205,000	28-Feb-26
2/27 SURREY STREET BOX HILL SOUTH VIC 3128	\$1,165,000	31-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 04 May 2026



**3/34 GREENWOOD STREET
BURWOOD VIC 3125**

3 3 2

Sold Price **\$1,270,000** Sold Date **18-Nov-25**

Distance **1.04km**



**3/12 NEWBIGIN STREET
BURWOOD VIC 3125**

3 2 2

Sold Price ^{RS} **\$1,205,000** Sold Date **28-Feb-26**

Distance **1.34km**



**2/27 SURREY STREET BOX HILL
SOUTH VIC 3128**

3 2 2

Sold Price ^{RS} **\$1,165,000** Sold Date **31-Mar-26**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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