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	28 Linum Street, Blackburn Vic 3130

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $1,570,000 Property Type House Suburb Blackburn

Period - From 01/10/2024 to 31/12/2024 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	50 Pakenham St BLACKBURN 3130	$2,750,000	08/02/2025
2	4 Gwenda Av BLACKBURN 3130	$2,855,000	26/10/2024
3	104 Orchard Gr BLACKBURN SOUTH 3130	$2,670,000	19/10/2024

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: 11/03/2025 13:42

28 Linum Street, Blackburn Vic 3130

Lachlan Walker
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4 2 4

Property Type: House
Land Size: 912 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
December quarter 2024: $1,570,000

Comparable Properties



50 Pakenham St BLACKBURN 3130 (REI)

4 3 2

Price: $2,750,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments



4 Gwenda Av BLACKBURN 3130 (REI/VG)

5 2 2

Price: $2,855,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 1009 sqm approx

Agent Comments



104 Orchard Gr BLACKBURN SOUTH 3130 (REI/VG)

4 3 2

Price: $2,670,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

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