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	18 CLARE STREET BLACKBURN 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	$1,400,000	&	$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,642,500	Property type	House	Suburb	Blackburn
Period-from	01 Dec 2024	to	30 Nov 2025	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
121 SURREY ROAD BLACKBURN VIC 3130	$1,398,000	23-Aug-25
5/8 CAMELIA STREET BOX HILL VIC 3128	$1,410,000	20-Sep-25
71 SHAFER ROAD BLACKBURN NORTH VIC 3130	$1,430,000	25-Oct-25

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: 01 December 2025

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121 SURREY ROAD BLACKBURN VIC 3130

4 3 2

Sold Price **$1,398,000** Sold Date **23-Aug-25**

Distance **0.53km**



5/8 CAMELIA STREET BOX HILL VIC 3128

4 3 2

Sold Price **$1,410,000** Sold Date **20-Sep-25**

Distance **1.51km**



71 SHAFER ROAD BLACKBURN NORTH VIC 3130

3 3 1

Sold Price **$1,430,000** Sold Date **25-Oct-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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