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	56 Baratta Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,750,000 & $1,820,000

Median sale price

Median price $1,388,000 Property Type House Suburb Blackburn South

Period - From 01/10/2024 to 30/09/2025 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	84 Laurel Gr.S BLACKBURN 3130	$1,760,000	13/09/2025
2	16 Perth St BLACKBURN SOUTH 3130	$1,810,000	30/08/2025
3	15 Abercromby Rd BLACKBURN SOUTH 3130	$1,904,000	23/08/2025

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: 14/10/2025 16:27

56 Baratta Street, Blackburn South Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,820,000
Median House Price
Year ending September 2025: $1,388,000

Comparable Properties



84 Laurel Gr.S BLACKBURN 3130 (REI)

3 2 2

Price: $1,760,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



16 Perth St BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,810,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



15 Abercromby Rd BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,904,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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