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	27 Sylvia Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	24 Vermont Ct BLACKBURN SOUTH 3130	$1,230,000	02/08/2025
2	7 Freda Ct BLACKBURN SOUTH 3130	$1,202,000	31/05/2025
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: 21/10/2025 11:53

27 Sylvia Street, Blackburn South Vic 3130

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 2

Rooms: 6
Property Type: House
Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2025: $1,388,000

Comparable Properties



24 Vermont Ct BLACKBURN SOUTH 3130 (REI/VG)

3 2 2

Price: $1,230,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments



7 Freda Ct BLACKBURN SOUTH 3130 (REI/VG)

3 2 3

Price: $1,202,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

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.

Account - Heavyside

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