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	9 Larch Street, Blackburn Vic 3130

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,640,000 Property Type House Suburb Blackburn

Period - From 01/10/2025 to 31/12/2025 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	20 Naughton Gr BLACKBURN 3130	$2,470,000	08/02/2026
2	14 Maple St BLACKBURN 3130	$2,600,000	18/11/2025
3	40 Wellington Av BLACKBURN 3130	$2,650,000	18/10/2025

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: 10/03/2026 15:22

9 Larch Street, Blackburn Vic 3130

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



5 4 2

Property Type: House
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
December quarter 2025: $1,640,000

Comparable Properties



20 Naughton Gr BLACKBURN 3130 (REI)

5 4 2

Price: $2,470,000
Method: Auction Sale
Date: 08/02/2026
Property Type: House (Res)
Land Size: 813 sqm approx

Agent Comments



14 Maple St BLACKBURN 3130 (REI)

5 3 6

Price: $2,600,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 998 sqm approx

Agent Comments



40 Wellington Av BLACKBURN 3130 (REI/VG)

4 3 1

Price: $2,650,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 1367 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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