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	5 Brazeel Street, Blackburn South Vic 3130

Indicative selling price

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

Single price $2,748,000

Median sale price

Median price $1,376,050 Property Type House Suburb Blackburn South

Period - From 01/01/2025 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	4 Derby St BLACKBURN 3130	$2,860,000	28/03/2026
2	7 Shields Ct BLACKBURN SOUTH 3130	$2,725,000	14/02/2026
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: 01/04/2026 11:11

5 Brazeel Street, Blackburn South Vic 3130

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5 3 2

Property Type: House
Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
$2,748,000
Median House Price
Year ending December 2025: $1,376,050

Comparable Properties



4 Derby St BLACKBURN 3130 (REI)

4 3 2

Price: $2,860,000
Method: Auction Sale
Date: 28/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



7 Shields Ct BLACKBURN SOUTH 3130 (REI)

5 5 2

Price: $2,725,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 902 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.

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