Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	15 Vernon Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,680,000 & $1,800,000

Median sale price

Median price $1,370,000 Property Type House Suburb Blackburn South

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3 Garie St BLACKBURN 3130	$1,633,000	23/05/2026
2	12 Raleigh St BLACKBURN SOUTH 3130	$1,830,888	12/05/2026
3	5 Jeffery St BLACKBURN 3130	$1,700,000	06/05/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29/05/2026 16:44

15 Vernon Street, Blackburn South Vic 3130

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



5 2 2

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,800,000
Median House Price
Year ending March 2026: $1,370,000

Comparable Properties



3 Garie St BLACKBURN 3130 (REI)

4 2 2

Price: $1,633,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



12 Raleigh St BLACKBURN SOUTH 3130 (REI)

5 2 2

Price: $1,830,888
Method: Private Sale
Date: 12/05/2026
Property Type: House

Agent Comments



5 Jeffery St BLACKBURN 3130 (REI)

4 2 1

Price: $1,700,000
Method: Private Sale
Date: 06/05/2026
Rooms: 8
Property Type: House (Res)
Land Size: 1476 sqm approx

Agent Comments

4 bedroom plus home office

Account - McGrath Box Hill | P: 03 9889 8800

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