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	28 Harold Street, Blackburn Vic 3130

Indicative selling price

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

Single price $2,850,000

Median sale price

Median price $1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 to 31/03/2026 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	9 Larch St BLACKBURN 3130	$2,775,000	14/03/2026
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: 30/05/2026 13:45

28 Harold Street, Blackburn Vic 3130

JellisCraig

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



5 6 2

Property Type: House
Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
March quarter 2026: $1,770,750

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



9 Larch St BLACKBURN 3130 (REI)

5 4 2

Price: $2,775,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 755 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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