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: 36 Blackburn Road, Doncaster East Vic 3109

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,611,500 Property Type House Suburb Doncaster East

Period - From 01/07/2025 to 30/06/2026 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	1 Primrose St BLACKBURN NORTH 3130	$1,100,000	21/04/2026
2	47 Blackburn Rd DONCASTER EAST 3109	$1,200,000	23/03/2026
3	4 Renfrew St BLACKBURN NORTH 3130	$1,052,500	21/03/2026

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: 27/08/2026 12:07

36 Blackburn Road, Doncaster East Vic 3109

JellisCraig

Joseph Corsi
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2026: $1,611,500



4 1 2

Property Type: House
Land Size: 690 sqm approx

Agent Comments

Comparable Properties



1 Primrose St BLACKBURN NORTH 3130 (REI/VG)

4 2 3

Price: $1,100,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 653 sqm approx

Agent Comments



47 Blackburn Rd DONCASTER EAST 3109 (REI)

2 1 2

Price: $1,200,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 808 sqm approx

Agent Comments



4 Renfrew St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,052,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

REIV THE DIFFERENCE

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