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<br>Including suburb and postcode | 11 Hetrel Court, Blackburn South Vic 3130 |

## Indicative selling price

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

Single price $1,450,000

## Median sale price

Median price $1,337,900 Property Type House Suburb Blackburn South

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 | 11 Marama St BLACKBURN SOUTH 3130 | $1,545,000 | 08/08/2026 |
| 2 | 6 Hetrel Ct BLACKBURN SOUTH 3130 | $1,610,000 | 02/05/2026 |
| 3 | 9 Vermont St BLACKBURN SOUTH 3130 | $1,530,000 | 23/03/2026 |

**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: 07/09/2026 10:40