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	11 Baldwin Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,610,000 & $1,710,000

Median sale price

Median price $1,612,635 Property Type House Suburb Blackburn

Period - From 01/10/2023 to 31/12/2023 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	3 Canora St BLACKBURN SOUTH 3130	$1,715,000	16/02/2024
2	28 Laburnum St BLACKBURN 3130	$1,700,000	21/09/2023
3	14a Wolseley Cr BLACKBURN 3130	$1,670,000	28/10/2023

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: 21/02/2024 14:27

11 Baldwin Road, Blackburn Vic 3130

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



3 2 2

Property Type: House
Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price
$1,610,000 - $1,710,000
Median House Price
December quarter 2023: $1,612,635

Comparable Properties



3 Canora St BLACKBURN SOUTH 3130 (REI)

5 2 2

Price: $1,715,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: House
Land Size: 887 sqm approx

Agent Comments



28 Laburnum St BLACKBURN 3130 (REI/VG)

3 2 1

Price: $1,700,000
Method: Sold Before Auction
Date: 21/09/2023
Property Type: House (Res)
Land Size: 789 sqm approx

Agent Comments



14a Wolseley Cr BLACKBURN 3130 (REI)

3 2 2

Price: $1,670,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

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