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	32 Grange Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,390,000 Property Type House Suburb Blackburn South

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	91 Holland Rd BLACKBURN SOUTH 3130	$1,945,000	09/01/2024
2	20 Tiller St BURWOOD EAST 3151	$1,786,000	02/12/2023
3	3 Canora St BLACKBURN SOUTH 3130	$1,715,000	11/02/2024

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: 05/03/2024 11:07

32 Grange Road, Blackburn South Vic 3130

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5 2 2

Property Type: House
Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
December quarter 2023: $1,390,000

Comparable Properties



91 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

5 2 2

Price: $1,945,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments



20 Tiller St BURWOOD EAST 3151 (REI)

5 2 2

Price: $1,786,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments



3 Canora St BLACKBURN SOUTH 3130 (REI)

5 2 2

Price: $1,715,000
Method: Sold Before Auction
Date: 11/02/2024
Property Type: House (Res)
Land Size: 887 sqm approx

Agent Comments

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