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	125 Fulton Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $920,000 & $985,000

Median sale price

Median price $1,118,000 Property Type Townhouse Suburb Blackburn South

Period - From 20/09/2023 to 19/09/2024 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 Vicki St BLACKBURN SOUTH 3130	$910,000	18/09/2024
2	8 Norma Rd FOREST HILL 3131	$1,010,000	20/07/2024
3	20 Marong Tce FOREST HILL 3131	$900,000	17/07/2024

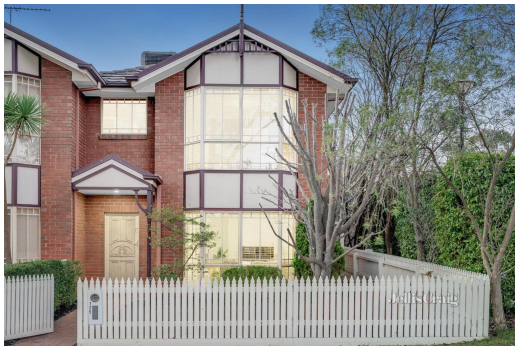
OR

~~**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: 20/09/2024 10:24

125 Fulton Road, Blackburn South Vic 3130

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$920,000 - $985,000
Median Townhouse Price
20/09/2023 - 19/09/2024: $1,118,000

Comparable Properties



3 Vicki St BLACKBURN SOUTH 3130 (REI)

3 2 1

Price: $910,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: Unit
Land Size: 293 sqm approx

Agent Comments



8 Norma Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments



20 Marong Tce FOREST HILL 3131 (REI/VG)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 17/07/2024
Property Type: Townhouse (Res)

Agent Comments

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