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	10 Highfield Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,365,000 Property Type House Suburb Blackburn South

Period - From 01/07/2023 to 30/06/2024 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	20 Gissing St BLACKBURN SOUTH 3130	$1,560,000	24/08/2024
2	54 Canora St BLACKBURN SOUTH 3130	$1,520,000	24/07/2024
3	13 Mira St BLACKBURN SOUTH 3130	$1,665,000	22/06/2024

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: 17/09/2024 11:50

10 Highfield Avenue, Blackburn South Vic 3130

Samantha Pascoe
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4 2 2

Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2024: $1,365,000

Comparable Properties



20 Gissing St BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



54 Canora St BLACKBURN SOUTH 3130 (REI/VG)

4 2 4

Price: $1,520,000
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 604 sqm approx

Agent Comments



13 Mira St BLACKBURN SOUTH 3130 (REI/VG)

4 2 3

Price: $1,665,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

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