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	27 Brazeel Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $770,000 & $810,000

Median sale price

Median price $875,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2024 to 31/12/2024 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	2/379 Springvale Rd FOREST HILL 3131	$775,000	17/01/2025
2	1/20 Fulton Rd BLACKBURN SOUTH 3130	$815,000	09/11/2024
3	4/11 Laurel Gr.N BLACKBURN 3130	$783,000	07/09/2024

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: 17/02/2025 15:41

27 Brazeel Street, Blackburn South Vic 3130

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$770,000 - $810,000
Median Unit Price
December quarter 2024: $875,000

Comparable Properties



2/379 Springvale Rd FOREST HILL 3131 (REI)

2 2 1

Price: $775,000
Method: Private Sale
Date: 17/01/2025
Property Type: Townhouse (Single)

Agent Comments



1/20 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

2 1 2

Price: $815,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit
Land Size: 184 sqm approx

Agent Comments



4/11 Laurel Gr.N BLACKBURN 3130 (REI)

2 1 1

Price: $783,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit

Agent Comments

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