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	15 Dickens Street, Blackburn Vic 3130

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,517,000 Property Type House Suburb Blackburn

Period - From 01/01/2024 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	32 High St NUNAWADING 3131	$2,620,000	09/02/2025
2	8 Langtree Ct BLACKBURN 3130	$2,431,000	09/11/2024
3	27 Morloc St FOREST HILL 3131	$2,425,000	14/09/2024

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: 12/03/2025 13:52

15 Dickens Street, Blackburn Vic 3130

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending December 2024: $1,517,000

Comparable Properties



32 High St NUNAWADING 3131 (REI)

5 4 2

Price: $2,620,000
Method: Auction Sale
Date: 09/02/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



8 Langtree Ct BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,431,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments



27 Morloc St FOREST HILL 3131 (REI/VG)

5 3 2

Price: $2,425,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 779 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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