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	23 Masons Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,600,000 & $1,750,000

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	14 Halley St BLACKBURN 3130	$1,720,000	07/12/2024
2	10 Ronley St BLACKBURN 3130	$1,635,000	27/11/2024
3	21a Alandale Rd BLACKBURN 3130	$1,650,000	26/10/2024

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 11:59

23 Masons Road, Blackburn Vic 3130

Stephen Le Get
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4 3 3

Property Type: House
Land Size: 1025 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
Year ending December 2024: $1,517,000

Comparable Properties



14 Halley St BLACKBURN 3130 (REI)

4 2 2

Price: $1,720,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 880 sqm approx

Agent Comments



10 Ronley St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,635,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 715 sqm approx

Agent Comments



21a Alandale Rd BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,650,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 1003 sqm approx

Agent Comments

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