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	18 Pakenham Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $1,570,000 Property Type House Suburb Blackburn

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	1/5 Baldwin Rd BLACKBURN 3130	$1,540,000	22/02/2025
2	1/14 Ohara St BLACKBURN 3130	$1,460,000	02/01/2025
3	1/4 Tyrrell Av BLACKBURN 3130	$1,555,000	07/12/2024

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: 04/03/2025 08:55

18 Pakenham Street, Blackburn Vic 3130

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
December quarter 2024: $1,570,000

Comparable Properties



1/5 Baldwin Rd BLACKBURN 3130 (REI)

4 2 2

Price: $1,540,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



1/14 Ohara St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,460,000
Method: Sold Before Auction
Date: 02/01/2025
Property Type: Townhouse (Single)

Agent Comments



1/4 Tyrrell Av BLACKBURN 3130 (REI)

3 2 2

Price: $1,555,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit
Land Size: 350 sqm approx

Agent Comments

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

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