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<br>Including suburb and postcode | 48 Elder Street, Blackburn Vic 3130 |

## Indicative selling price

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

Range between $1,580,000 & $1,625,000

## Median sale price

Median price $1,650,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/03/2025 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 | 6 Newman Rd NUNAWADING 3131 | $1,750,000 | 15/02/2025 |
| 2 | 10 Ronley St BLACKBURN 3130 | $1,635,000 | 27/11/2024 |
| 3 | 3 Bent St BLACKBURN 3130 | $1,545,000 | 12/11/2024 |

**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: 07/04/2025 23:08

# 48 Elder Street, Blackburn Vic 3130

Andrew Shen
9908 5700
0410 108 000
andrewshen@jelliscraig.com.au



5 3 4

**Property Type:** House
**Land Size:** 696 sqm approx

Agent Comments

**Indicative Selling Price**
$1,580,000 - $1,625,000
**Median House Price**
March quarter 2025: $1,650,000

The selected comparables are all located within a 2km radius, and are similar in terms of land size and built year, making them strong indicators of market value for 48 Elder Street. However, layout comparisons are less straightforward, as 48 Elder Street includes a unique granny flat configuration, which adds a layer of flexibility and appeal not typically reflected in standard floorplans. This feature makes direct comparisons more complex but still helps position the property competitively within the updated quote range of $1.58M – $1.625M.

## Comparable Properties



**6 Newman Rd NUNAWADING 3131 (REI)**

4 2 4

**Price:** $1,750,000
**Method:** Auction Sale
**Date:** 15/02/2025
**Property Type:** House (Res)
**Land Size:** 744 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



**3 Bent St BLACKBURN 3130 (REI/VG)**

5 2 2

**Price:** $1,545,000
**Method:** Sold Before Auction
**Date:** 12/11/2024
**Property Type:** House (Res)
**Land Size:** 696 sqm approx

Agent Comments



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.