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	79 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,442,000 Property Type House Suburb Blackburn South

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	9 Medhurst St BURWOOD EAST 3151	$1,450,000	17/04/2025
2	29 Naramah St FOREST HILL 3131	$1,588,000	22/01/2025
3	172 Holland Rd BURWOOD EAST 3151	$1,265,000	16/11/2024

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: 09/05/2025 12:00

79 Holland Road, Blackburn South Vic 3130



5 2 2

Property Type: House
Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
March quarter 2025: $1,442,000

Comparable Properties



9 Medhurst St BURWOOD EAST 3151 (REI)

5 3 3

Price: $1,450,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments



29 Naramah St FOREST HILL 3131 (REI/VG)

5 3 2

Price: $1,588,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 552 sqm approx

Agent Comments



172 Holland Rd BURWOOD EAST 3151 (REI/VG)

5 2 1

Price: $1,265,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 524 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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