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	44 Swan Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,311,500 Property Type House Suburb Blackburn South

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	4 Constance St BLACKBURN SOUTH 3130	$1,657,000	08/03/2025
2	4 Birdwood St BOX HILL SOUTH 3128	$1,980,000	28/02/2025
3	10 Highfield Av BLACKBURN SOUTH 3130	$1,758,000	21/09/2024

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: 13/03/2025 10:36

44 Swan Street, Blackburn South Vic 3130



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
December quarter 2024: $1,311,500

Comparable Properties



4 Constance St BLACKBURN SOUTH 3130 (REI)

2 1 -

Price: $1,657,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



4 Birdwood St BOX HILL SOUTH 3128 (REI)

5 3 2

Price: $1,980,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 835 sqm approx

Agent Comments



10 Highfield Av BLACKBURN SOUTH 3130 (REI/VG)

4 2 2

Price: $1,758,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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