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	1/12 Salisbury Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $901,000 Property Type Unit 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	3/24 Baldwin Rd BLACKBURN 3130	$1,285,000	10/05/2025
2	6/17 Elmhurst Rd BLACKBURN 3130	$1,390,000	13/04/2025
3	1/14 Ohara St BLACKBURN 3130	$1,460,000	02/01/2025

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: 13/05/2025 12:43

1/12 Salisbury Avenue, Blackburn Vic 3130

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median Unit Price
March quarter 2025: $901,000

Comparable Properties



3/24 Baldwin Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,285,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments



6/17 Elmhurst Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,390,000
Method: Auction Sale
Date: 13/04/2025
Property Type: Townhouse (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 (Res)

Agent Comments

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

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