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	3/24 Baldwin Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,105,000 Property Type Townhouse Suburb Blackburn

Period - From 08/05/2024 to 07/05/2025 Source Property Data

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	2/2 Tyrrell Av BLACKBURN 3130	$1,260,000	18/04/2025
2	6/17 Elmhurst Rd BLACKBURN 3130	$1,390,000	13/04/2025
3	2/203 Canterbury Rd BLACKBURN 3130	$1,260,000	20/03/2025

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: 08/05/2025 16:43

3/24 Baldwin Road, Blackburn Vic 3130

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



3 2 2

Property Type: Townhouse (Single)
Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
08/05/2024 - 07/05/2025: $1,105,000

Comparable Properties



2/2 Tyrrell Av BLACKBURN 3130 (REI)

3 2 2

Price: $1,260,000
Method: Sold Before Auction
Date: 18/04/2025
Property Type: Townhouse (Single)

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



2/203 Canterbury Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,260,000
Method: Private Sale
Date: 20/03/2025
Property Type: Townhouse (Single)

Agent Comments

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

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