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	14 Hamilton Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,541,000 Property Type House Suburb Blackburn

Period - From 01/04/2024 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	34 Stanley Gr BLACKBURN 3130	$1,700,000	05/04/2025
2	14 Kerr St BLACKBURN 3130	$1,570,000	22/03/2025
3	16 Hamilton Av BLACKBURN 3130	$1,650,000	15/03/2025

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: 13/05/2025 10:01

14 Hamilton Avenue, Blackburn Vic 3130

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 3 1

Property Type: House
Land Size: 947 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
Year ending March 2025: $1,541,000

Comparable Properties



34 Stanley Gr BLACKBURN 3130 (REI)

3 1 2

Price: $1,700,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments



14 Kerr St BLACKBURN 3130 (VG)

3 - -

Price: $1,570,000
Method: Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments



16 Hamilton Av BLACKBURN 3130 (REI)

4 1 2

Price: $1,650,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments

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

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