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	8 Kevin Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	56 Main St BLACKBURN 3130	$1,700,000	14/06/2025
2	14 Parkside St BLACKBURN 3130	$1,806,000	12/04/2025
3	14 Walsham Rd BLACKBURN 3130	$1,815,000	24/02/2025

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: 18/06/2025 17:19

8 Kevin Avenue, Blackburn Vic 3130

Tynan Carr
0423466695
tynancarr@jelliscraig.com.au



5 2 3

Property Type: House
Land Size: 638 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending March 2025: $1,541,000

Comparable Properties



56 Main St BLACKBURN 3130 (REI)

5 3 -

Price: $1,700,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments



14 Parkside St BLACKBURN 3130 (REI)

4 2 1

Price: $1,806,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 904 sqm approx

Agent Comments



14 Walsham Rd BLACKBURN 3130 (REI)

5 3 2

Price: $1,815,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 822 sqm approx

Agent Comments

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

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