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 Donald Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $812,500 Property Type Unit Suburb Blackburn South

Period - From 17/07/2024 to 16/07/2025 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	2/12 Charlotte St BLACKBURN SOUTH 3130	$839,000	17/05/2025
2	1/49 Laburnum St BLACKBURN 3130	$835,000	27/02/2025
3	3/2-6 Charlotte St BLACKBURN SOUTH 3130	$719,999	13/02/2025

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: 17/07/2025 14:50

1/12 Donald Street, Blackburn South Vic 3130

Andrew Luke
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$770,000 - $840,000
Median Unit Price
17/07/2024 - 16/07/2025: $812,500

Comparable Properties



2/12 Charlotte St BLACKBURN SOUTH 3130 (REI)

2 1 2

Price: $839,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Unit
Land Size: 237 sqm approx

Agent Comments



1/49 Laburnum St BLACKBURN 3130 (REI/VG)

2 1 2

Price: $835,000
Method: Auction Sale
Date: 27/02/2025
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments



3/2-6 Charlotte St BLACKBURN SOUTH 3130 (VG)

2 - -

Price: $719,999
Method: Sale
Date: 13/02/2025
Property Type: Strata Unit/Flat

Agent Comments

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

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