

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 4 Crimson Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,373,000 Property Type House Suburb Blackburn South

Period - From 01/04/2025 to 30/06/2025 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	102 Orchard Gr BLACKBURN SOUTH 3130	\$1,408,000	19/07/2025
2	4 Hetrel Ct BLACKBURN SOUTH 3130	\$1,375,000	19/07/2025
3	6 Lana St BLACKBURN SOUTH 3130	\$1,210,000	24/05/2025

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: 12/08/2025 17:07



Property Type: House
Land Size: 586 sqm approx
Agent Comments

Comparable Properties



102 Orchard Gr BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,408,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 603 sqm approx



4 Hetrel Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)



6 Lana St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 533 sqm approx

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