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<br>Including suburb and postcode | 50 Baratta Street, Blackburn South Vic 3130 |

## Indicative selling price

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

Range between $1,280,000 & $1,360,000

## 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 | 16 Paramount Av BLACKBURN SOUTH 3130 | $1,380,000 | 20/09/2025 |
| 2 | 34 Sylvia St BLACKBURN SOUTH 3130 | $1,335,800 | 27/08/2025 |
| 3 | 4 Crimson Av BLACKBURN SOUTH 3130 | $1,351,000 | 16/08/2025 |

**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: 01/10/2025 15:35

# 50 Baratta Street, Blackburn South Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au




4 1 2

**Property Type:** House
**Land Size:** 689 sqm approx

Agent Comments

**Indicative Selling Price**
$1,280,000 - $1,360,000
**Median House Price**
June quarter 2025: $1,373,000

## Comparable Properties



### 16 Paramount Av BLACKBURN SOUTH 3130 (REI)

3 1 2

**Price:** $1,380,000
**Method:** Auction Sale
**Date:** 20/09/2025
**Property Type:** House (Res)
**Land Size:** 662 sqm approx

Agent Comments



### 34 Sylvia St BLACKBURN SOUTH 3130 (REI)

4 2 4

**Price:** $1,335,800
**Method:** Private Sale
**Date:** 27/08/2025
**Property Type:** House
**Land Size:** 560 sqm approx

Agent Comments



### 4 Crimson Av BLACKBURN SOUTH 3130 (REI)

4 2 3

**Price:** $1,351,000
**Method:** Auction Sale
**Date:** 16/08/2025
**Property Type:** House (Res)
**Land Size:** 586 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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