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	2/21 Branksome Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $948,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2024 to 30/09/2025 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	2/8 Boyd St BLACKBURN SOUTH 3130	$1,000,888	20/09/2025
2	1/2 Norvel St BLACKBURN 3130	$1,060,000	02/08/2025
3	41 Lawrence St BLACKBURN SOUTH 3130	$1,188,000	10/06/2025

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: 07/10/2025 10:34

2/21 Branksome Grove, Blackburn South Vic 3130

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 318 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median Unit Price
Year ending September 2025: $948,000

Comparable Properties



2/8 Boyd St BLACKBURN SOUTH 3130 (REI)

3 2 2

Price: $1,000,888
Method: Private Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 307 sqm approx

Agent Comments



1/2 Norvel St BLACKBURN 3130 (REI/VG)

3 1 1

Price: $1,060,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 389 sqm approx

Agent Comments



41 Lawrence St BLACKBURN SOUTH 3130 (REI/VG)

3 1 1

Price: $1,188,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 394 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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