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 Francis Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,626,000 Property Type House Suburb Blackburn

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	3 Malabar Rd BLACKBURN 3130	$1,215,500	06/09/2025
2	16 Pakenham St BLACKBURN 3130	$1,270,000	10/05/2025
3	4/414 Middleborough Rd BLACKBURN 3130	$1,220,000	05/05/2025

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: 27/10/2025 10:45

4 Francis Street, Blackburn Vic 3130

Samantha Pascoe
03 9908 5700
0432 455 693
samanthapascoe@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
Year ending September 2025: $1,626,000

Comparable Properties



3 Malabar Rd BLACKBURN 3130 (REI)

3 1 1

Price: $1,215,500
Method: Auction Sale
Date: 06/09/2025
Rooms: 8
Property Type: House (Res)
Land Size: 451 sqm approx

Agent Comments



16 Pakenham St BLACKBURN 3130 (REI/VG)

3 1 1

Price: $1,270,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 387 sqm approx

Agent Comments



4/414 Middleborough Rd BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 05/05/2025
Property Type: Unit
Land Size: 341 sqm approx

Agent Comments

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

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