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	13 Grange Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,390,000 Property Type House Suburb Blackburn South

Period - From 18/08/2024 to 17/08/2025 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	7 Freda Ct BLACKBURN SOUTH 3130	$1,202,000	31/05/2025
2	39 Boyd St BLACKBURN SOUTH 3130	$1,205,000	21/06/2025
3	24 Vermont Ct BLACKBURN SOUTH 3130	$1,230,000	02/08/2025

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: 18/08/2025 15:37

13 Grange Road, Blackburn South Vic 3130

JellisCraig



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
18/08/2024 - 17/08/2025: $1,390,000

Comparable Properties



7 Freda Ct BLACKBURN SOUTH 3130 (REI/VG)

3 2 3

Price: $1,202,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



39 Boyd St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,205,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



24 Vermont Ct BLACKBURN SOUTH 3130 (REI)

3 2 2

Price: $1,230,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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