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: 1/18 Donald Street, Blackburn South Vic 3130

Indicative selling price

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

Range between: $900,000 & $950,000

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	13/7 Hay St BOX HILL SOUTH 3128	$905,000	29/08/2025
2	1/46 Bonview Cr BURWOOD EAST 3151	$900,000	28/06/2025
3			

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: 15/10/2025 13:30

1/18 Donald Street, Blackburn South Vic 3130

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



3 1 1

Property Type:
Land Size: 356 sqm sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending September 2025: $948,000

Comparable Properties



13/7 Hay St BOX HILL SOUTH 3128 (VG)

3 - -

Price: $905,000
Method: Sale
Date: 29/08/2025
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments



1/46 Bonview Cr BURWOOD EAST 3151 (REI/VG)

3 1 1

Price: $900,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 286 sqm approx

Agent Comments

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.

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