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	12 Eustace Street, Blackburn Vic 3130

Indicative selling price

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

Single price $1,529,000

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	16 Elder St BLACKBURN 3130	$1,550,000	25/10/2025
2	13 Dewrang Cr BLACKBURN 3130	$1,530,333	02/10/2025
3	79 Holland Rd BLACKBURN SOUTH 3130	$1,500,000	05/09/2025

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: 06/12/2025 15:13

12 Eustace Street, Blackburn Vic 3130

JellisCraig

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



4 2 2

Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$1,529,000
Median House Price
Year ending September 2025: $1,626,000

Comparable Properties



16 Elder St BLACKBURN 3130 (REI)

3 1 3

Price: $1,550,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



13 Dewrang Cr BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,530,333
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



79 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

5 2 2

Price: $1,500,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 778 sqm approx

Agent Comments

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