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	20 Dobell Street, Blackburn South Vic 3130

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,377,500 Property Type House Suburb Blackburn South

Period - From 01/07/2025 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	18 Mingeta Av BLACKBURN SOUTH 3130	$1,430,000	23/08/2025
2	4 Crimson Av BLACKBURN SOUTH 3130	$1,351,000	16/08/2025
3	10 Marama St BLACKBURN SOUTH 3130	$1,493,000	26/07/2025

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: 08/12/2025 12:05

20 Dobell Street, Blackburn South Vic 3130



5 3 2

Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,580,000
Median House Price
September quarter 2025: $1,377,500

Comparable Properties



18 Mingeta Av BLACKBURN SOUTH 3130 (REI/VG)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments



4 Crimson Av BLACKBURN SOUTH 3130 (REI/VG)

4 2 3

Price: $1,351,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



10 Marama St BLACKBURN SOUTH 3130 (REI/VG)

4 3 2

Price: $1,493,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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