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	56 Maple Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,280,000 & $1,350,000

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	2 Athol Ct BLACKBURN 3130	$1,320,000	11/08/2025
3	2 Lawson St BLACKBURN 3130	$1,381,000	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: 29/10/2025 11:40

FLETCHERS



Property Type:
Agent Comments

Indicative Selling Price
$1,280,000 - $1,350,000
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



2 Athol Ct BLACKBURN 3130 (REI/VG)

2 | 1 | 2

Price: $1,320,000
Method: Sold Before Auction
Date: 11/08/2025
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments



2 Lawson St BLACKBURN 3130 (REI/VG)

2 | 1 | 2

Price: $1,381,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

propertydata.com.au

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