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	1/29 Wolseley Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price*

Median price $1,260,000 Property Type Townhouse Suburb Blackburn

Period - From 08/11/2024 to 07/11/2025 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	2A Erli Ct BLACKBURN 3130	$1,120,000	10/09/2025
2	2/16 Gardenia St BLACKBURN 3130	$1,389,000	06/09/2025
3	26a Esdale St BLACKBURN 3130	$1,190,000	06/09/2025

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: 26/11/2025 14:50

1/29 Wolseley Crescent, Blackburn Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



3 2

Property Type: House
Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price *
08/11/2024 - 07/11/2025: $1,260,000
* Agent calculated median

Comparable Properties



2A Erli Ct BLACKBURN 3130 (REI)

3 1 2

Price: $1,120,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments



2/16 Gardenia St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,389,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



26a Esdale St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

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