

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

29 Bermuda Drive, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,088,000

&

\$1,188,000

Median sale price

Median price

\$1,311,500

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2024

to

31/12/2024

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	4 Bogong Ct FOREST HILL 3131	\$1,100,000	17/02/2025
2	44 Newhaven Rd BURWOOD EAST 3151	\$1,143,000	15/02/2025
3	2 Cluney Ct BLACKBURN SOUTH 3130	\$1,100,000	12/12/2024

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:

13/03/2025 10:14



3 1 4

Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$1,088,000 - \$1,188,000
Median House Price
December quarter 2024: \$1,311,500

Comparable Properties



4 Bogong Ct FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 17/02/2025
Property Type: House



44 Newhaven Rd BURWOOD EAST 3151 (REI)

Agent Comments

3 2 2

Price: \$1,143,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 607 sqm approx



2 Cluney Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 2 2

Price: \$1,100,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 587 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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