

# 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

7 Ralph Street, Blackburn South VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$1,343,500

Property Type

House

Suburb

Blackburn South

Period - From

03/08/2024

to

02/02/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
70 Canora St, BLACKBURN SOUTH Vic	\$1,976,000	07/12/2024
10 Paramount Av, Blackburn South Vic	\$1,700,000	26/10/2024
9 Grange Rd, Blackburn South Vic	\$1,800,000	21/09/2024

This Statement of Information was prepared on:

03/02/2025