

# 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

45 Kerr Street, Blackburn VIC 3130

### Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Blackburn

Period - From

23/08/2024

to

22/02/2025

Source

pdol

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

**A\*** These are the three properties sold within two kilometres of the property of the sale in the last six 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
33 Hibiscus Rd, Blackburn North Vic	\$1,504,000	07/12/2024
8 Hartigan St, Blackburn Vic	\$1,524,000	26/10/2024
33 Morrie Cr, Blackburn North Vic	\$1,455,000	22/02/2025

This Statement of Information was prepared on:

24/02/2025