

# 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

34 Stanley Grove, Blackburn 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Blackburn

Period - From

26/09/2024

to

25/03/2025

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 for 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
16 Hamilton Av, Blackburn Vic	\$1,650,000	15/03/2025
12 Ashlar Cr, Blackburn Vic	\$1,400,000	05/03/2025
14 Kerr Street, Blackburn	\$1,570,000	22/03/2025

This Statement of Information was prepared on:

26/03/2025