

# 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

10 Ashcroft Grove, 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 \$1,300,000

&

\$1,380,000

### Median sale price

Median price \$1,365,000

Property Type House

Suburb Blackburn South

Period - From 31/03/2024

to

30/03/2025

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	9 Hastings Av BLACKBURN SOUTH 3130	\$2,388,888	21/03/2025
2	32 Swan St BLACKBURN SOUTH 3130	\$1,389,000	15/03/2025
3	4 Mahala Ct BLACKBURN SOUTH 3130	\$1,365,000	22/02/2025

**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:

31/03/2025 15:22



**Property Type:** House (Res)

**Land Size:** 432 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,380,000

**Median House Price**

31/03/2024 - 30/03/2025: \$1,365,000

## Comparable Properties



**9 Hastings Av BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$2,388,888

**Method:** Sold Before Auction

**Date:** 21/03/2025

**Property Type:** House (Res)

**Land Size:** 629 sqm approx



**32 Swan St BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,389,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 608 sqm approx



**4 Mahala Ct BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)