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								
Range betweer	n \$1,300,000		&		\$1,380,000			
Median sale price								
Median price	\$1,365,000	Pro	operty Type	Hou	se		Suburb	Blackburn South
Period - From	31/03/2024	to	30/03/2025		So	urce	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.

Ad	dress 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) Image: 1 3 Image: 2 Image: 2 Price: \$2,388,888 Method: Sold Before Auction Date: 21/03/2025 Property Type: House (Res) Land Size: 629 sqm approx	Agent Comments
	32 Swan St BLACKBURN SOUTH 3130 (REI) 3 1 2 Price: \$1,389,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 608 sqm approx	Agent Comments
Sold	4 Mahala Ct BLACKBURN SOUTH 3130 (REI) 4 2 2 2 Price: \$1,365,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res)	Agent Comments

Account - Inline Real Estate | P: 03 85974262



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.