

# 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

44 Sheehans Road, 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,517,000 Property Type House Suburb Blackburn

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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.

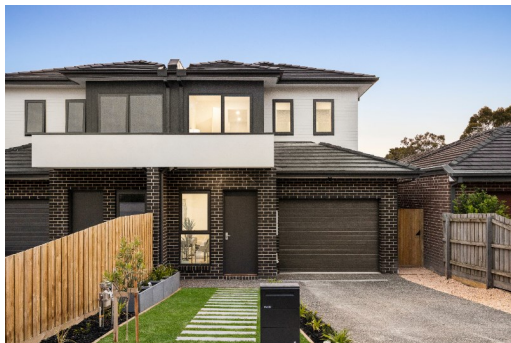
	Address of comparable property	Price	Date of sale
1	1/5 Baldwin Rd BLACKBURN 3130	\$1,540,000	22/02/2025
2	1/60 Main St BLACKBURN 3130	\$1,650,000	01/02/2025
3	2/10 Hirst St BLACKBURN 3130	\$1,585,000	14/01/2025

**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:

04/03/2025 11:47



4 4 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending December 2024: \$1,517,000

## Comparable Properties



**1/5 Baldwin Rd BLACKBURN 3130 (REI)**

Agent Comments

4 2 2

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)



**1/60 Main St BLACKBURN 3130 (REI)**

Agent Comments

4 2 2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 01/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 470 sqm approx



**2/10 Hirst St BLACKBURN 3130 (REI)**

Agent Comments

4 3 2

**Price:** \$1,585,000

**Method:** Private Sale

**Date:** 14/01/2025

**Property Type:** Townhouse (Single)

**Land Size:** 280 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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