

# 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

1/28 Tyrrell Avenue, 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 \$1,300,000

&

\$1,370,000

### Median sale price

Median price \$1,142,000

Property Type Townhouse

Suburb Blackburn

Period - From 24/05/2024

to

23/05/2025

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	6/17 Elmhurst Rd BLACKBURN 3130	\$1,390,000	13/04/2025
2	1/5 Bowen Rd DONCASTER EAST 3109	\$1,300,000	22/02/2025
3			

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:

24/05/2025 16:19



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,300,000 - \$1,370,000  
Median Townhouse Price  
24/05/2024 - 23/05/2025: \$1,142,000

Comparable Properties



6/17 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,390,000  
Method: Auction Sale  
Date: 13/04/2025  
Property Type: Townhouse (Res)



1/5 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,300,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: Townhouse (Res)  
Land Size: 398 sqm approx

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.