

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 INDRA ROAD BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,390,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,383,000

Property type

House

Suburb

Blackburn South

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

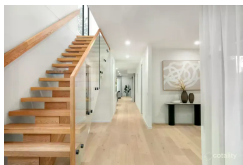
Date of sale

1 WALSHAM ROAD BLACKBURN VIC 3130	\$2,406,000	21-Jun-25
3 WALSHAM ROAD BLACKBURN VIC 3130	\$2,398,800	08-Aug-25

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 6 months.

This Statement of Information was prepared on: 06 December 2025



**1 WALSHAM ROAD BLACKBURN
VIC 3130**

Sold Price **\$2,406,000** Sold Date **21-Jun-25**

5 3 -

Distance **1.36km**



**3 WALSHAM ROAD BLACKBURN
VIC 3130**

Sold Price **\$2,398,800** Sold Date **08-Aug-25**

5 3 2

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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