

## 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

11 THE RIDGE BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,565,500

Property type

House

Suburb

Blackburn

Period-from

01 Sep 2024

to

31 Aug 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 42 CLIFTON STREET BLACKBURN VIC 3130  | \$1,658,888 | 30-Jun-25 |
| 57 CANTERBURY ROAD BLACKBURN VIC 3130 | \$1,600,000 | 16-Aug-25 |
| 33 PAKENHAM STREET BLACKBURN VIC 3130 | \$1,565,000 | 15-Sep-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: 22 September 2025



## 42 CLIFTON STREET BLACKBURN VIC 3130

4 2 2

Sold Price

**\$1,658,888**

Sold Date

**30-Jun-25**

Distance

**0.55km**



## 57 CANTERBURY ROAD BLACKBURN VIC 3130

4 1 4

Sold Price

<sup>RS</sup> **\$1,600,000**

Sold Date

**16-Aug-25**

Distance

**1.59km**



## 33 PAKENHAM STREET BLACKBURN VIC 3130

4 2 3

Sold Price

<sup>RS</sup> **\$1,565,000**

Sold Date

**15-Sep-25**

Distance

**1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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