

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14 Albert Street, Blackwood Vic 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$695,000

&

\$750,000

### Median sale price

Median price

\$608,500

Property Type

House

Suburb

Blackwood

Period - From

01/10/2024

to

30/09/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	14 Albert St BLACKWOOD 3458	\$515,000	21/09/2017
2	14 Albert St BLACKWOOD 3458	\$410,000	08/06/2013
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

05/12/2025 11:30

14 Albert Street, Blackwood Vic 3458



 3  2  3

**Property Type:** House  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000 - \$750,000  
**Median House Price**  
Year ending September 2025: \$608,500

## Comparable Properties



**14 Albert St BLACKWOOD 3458 (REI/VG)**

[Agent Comments](#)

 3  2  2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 21/09/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 709 sqm approx



**14 Albert St BLACKWOOD 3458 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 08/06/2013  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1000 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account - Harkin Estate Agents**



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