

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

14 Linden Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$2,880,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2025

to

31/03/2025

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	32 High St NUNAWADING 3131	\$2,620,000	09/02/2025
2	2 Wright St BLACKBURN 3130	\$2,800,000	19/11/2024
3	27 Morloc St FOREST HILL 3131	\$2,425,000	14/09/2024

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:

18/04/2025 09:04



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Property Type: House
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,880,000
Median House Price
 March quarter 2025: \$1,650,000

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.

Comparable Properties



32 High St NUNAWADING 3131 (REI)

Agent Comments

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Price: \$2,620,000
Method: Auction Sale
Date: 09/02/2025
Property Type: House (Res)
Land Size: 715 sqm approx



2 Wright St BLACKBURN 3130 (VG)

Agent Comments

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Price: \$2,800,000
Method: Sale
Date: 19/11/2024
Property Type: House (Res)
Land Size: 666 sqm approx



27 Morloc St FOREST HILL 3131 (REI/VG)

Agent Comments

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Price: \$2,425,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 779 sqm approx

Account - Barry Plant | P: 03 9842 8888