

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

16 Molleton Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,575,000

&

\$2,650,000

Median sale price

Median price \$1,606,000

Property Type House

Suburb Blackburn

Period - From 10/11/2024

to

09/11/2025

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	40 Wellington Av BLACKBURN 3130	\$2,650,000	18/10/2025
2	115 Lake Rd BLACKBURN 3130	\$2,530,000	21/08/2025
3	30 Naughton Gr BLACKBURN 3130	\$2,500,000	31/05/2025

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:

10/11/2025 15:07

16 Molleton Street, Blackburn Vic 3130

McGrath

Ripple Wu

03 9889 8800

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Indicative Selling Price

\$2,575,000 - \$2,650,000

Median House Price

10/11/2024 - 09/11/2025: \$1,606,000



6 3 2

Property Type: House

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



40 Wellington Av BLACKBURN 3130 (REI)

Agent Comments

4 3 1

Price: \$2,650,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House

Land Size: 1367 sqm approx



115 Lake Rd BLACKBURN 3130 (REI/VG)

Agent Comments

5 2 2

Price: \$2,530,000

Method: Auction Sale

Date: 21/08/2025

Property Type: House (Res)

Land Size: 604 sqm approx



30 Naughton Gr BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 645 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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