

# 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

2/5 Shields Court, Blackburn South Vic 3130

### Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,022,500

Property Type Townhouse

Suburb Blackburn South

Period - From 11/06/2024

to

10/06/2025

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 | 2/10 Hirst St BLACKBURN 3130   | \$1,585,000 | 14/01/2025   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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:

11/06/2025 13:01



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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median Townhouse Price**

11/06/2024 - 10/06/2025: \$1,022,500



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**Property Type:** Townhouses

**Land Size:** 324 sqm approx

**Agent Comments**

## Comparable Properties



**2/10 Hirst St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,585,000

**Method:** Private Sale

**Date:** 14/01/2025

**Property Type:** Townhouse (Single)

**Land Size:** 280 sqm approx

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.

