

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

23 Richmond Street, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,380,000

&

\$1,489,000

Median sale price

Median price

\$1,388,500

Property Type

House

Suburb

Blackburn South

Period - From

28/03/2025

to

27/09/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Paramount Avenue Blackburn South VIC 3130	\$1,380,000	20/09/2025
18 Mingeta Avenue Blackburn South VIC 3130	\$1,430,000	23/08/2025
59 Haig Street Box Hill South VIC 3128	\$1,470,000	14/06/2025

This Statement of Information was prepared on:

29/09/2025