### 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	24 Hastings Avenue, Blackburn Vic 3130
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$1,888,000

#### Median sale price

Median price	\$1,673,750	Pro	perty Type	House		Suburb	Blackburn
Period - From	01/04/2025	to	30/06/2025		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	16 Perth St BLACKBURN SOUTH 3130	\$1,810,000	30/08/2025
2	107 Main St BLACKBURN 3130	\$1,602,000	26/07/2025
3	12 Weber Cr BURWOOD EAST 3151	\$1,758,500	31/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/09/2025 17:20













Property Type: House Land Size: 920 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,888,000 **Median House Price** 

June quarter 2025: \$1,673,750

## Comparable Properties



16 Perth St BLACKBURN SOUTH 3130 (REI)







Price: \$1,810,000 Method: Auction Sale Date: 30/08/2025

Property Type: House (Res) Land Size: 711 sqm approx

**Agent Comments** 



107 Main St BLACKBURN 3130 (REI)







**Agent Comments** 

Price: \$1,602,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 919 sqm approx

12 Weber Cr BURWOOD EAST 3151 (REI/VG)





**Agent Comments** 

Price: \$1,758,500 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 922 sqm approx

Account - Barry Plant | P: 03 9842 8888





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