

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
Including suburb or
locality and postcode

24 Hastings Avenue, Blackburn Vic 3130

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

Property 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	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 comparable properties 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



 5  3  2

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)

Agent Comments

 4  2  2

Price: \$1,810,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 711 sqm approx



107 Main St BLACKBURN 3130 (REI)

Agent Comments

 4  1  2

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

 6  2  2

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