

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

26 Hastings Avenue, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,380,500

Property Type

House

Suburb

Blackburn South

Period - From

15/01/2025

to

14/07/2025

Source

pdol

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
324 Station St, Box Hill South Vic	\$1,233,000	04/03/2025
3 Pearce St, Burwood Vic	\$1,190,000	14/02/2025
18 Neil Court, Blackburn South	\$1,150,000	07/05/2025

This Statement of Information was prepared on:

15/07/2025