

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

3/12 HIRST STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2024

to

30 Sep 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 6 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

2/12 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130	\$839,000	17-May-25
2/67 BLACKBURN ROAD BLACKBURN VIC 3130	\$800,000	23-Apr-25

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 6 months.

This Statement of Information was prepared on: 10 October 2025


**2/12 CHARLOTTE STREET
BLACKBURN SOUTH VIC 3130**
 2  1  2

Sold Price **\$839,000** Sold Date **17-May-25**

Distance **0.78km**

**2/67 BLACKBURN ROAD
BLACKBURN VIC 3130**
 2  1  1

Sold Price **\$800,000** Sold Date **23-Apr-25**

Distance **1.39km**
RS = Recent sale

UN = Undisclosed Sale

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