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

3/18 Tyrrell Avenue, Blackburn Vic 3130

Indicative selling price

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

Single price | $1,225,000

Median sale price

Median price $782,500	Property Type Unit	Suburb Blackburn
Period - From 01/10/2024 to 30/09/2025		Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2a Douglas St BLACKBURN NORTH 3130	$1,298,000	29/11/2025
2	2a John Holland Ct BLACKBURN 3130	$1,238,500	13/10/2025
3	2/162 Springfield Rd BLACKBURN 3130	$1,260,000	16/08/2025

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 six months.~~

This Statement of Information was prepared on: 04/12/2025 12:07

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🛏 3   🛁 2   🚗 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$1,225,000
Median Unit Price
Year ending September 2025: $782,500

Comparable Properties

2a Douglas St BLACKBURN NORTH 3130 (REI)

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Price: $1,298,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Agent Comments

2a John Holland Ct BLACKBURN 3130 (REI)

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Price: $1,238,500
Method: Auction Sale
Date: 13/10/2025
Property Type: Townhouse (Res)

Agent Comments

2/162 Springfield Rd BLACKBURN 3130 (REI/VG)

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Price: $1,260,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320