

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

32 Whalebone Road, Blackwood Vic 3458

Indicative selling price

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

Range between

\$795,000

&

\$874,500

Median sale price

Median price

\$492,500

Property Type

House

Suburb

Blackwood

Period - From

21/03/2024

to

20/03/2025

Source

Property Data

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	19 Byres Rd BLACKWOOD 3458	\$627,000	20/01/2025
2	21 Thurgoods La.S BARRYS REEF 3458	\$770,000	26/02/2024
3	3 Victoria St BLACKWOOD 3458	\$615,000	24/01/2024

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:

21/03/2025 14:46

32 Whalebone Road, Blackwood Vic 3458



 2  2  4

Rooms: 5
Property Type: House
Land Size: 1333 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$874,500
Median House Price
21/03/2024 - 20/03/2025: \$492,500

Comparable Properties



19 Byres Rd BLACKWOOD 3458 (REI)

Agent Comments

 3  2  5

Price: \$627,000
Method: Private Sale
Date: 20/01/2025
Property Type: House
Land Size: 1100 sqm approx



21 Thurgoods La.S BARRYS REEF 3458 (REI)

Agent Comments

 4  2  7

Price: \$770,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 10117.15 sqm approx



3 Victoria St BLACKWOOD 3458 (REI)

Agent Comments

 2  1  2

Price: \$615,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 1839 sqm approx

Account - Harkin Estate Agents



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.