

# 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

33 Pakenham Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,635,000

Property Type

House

Suburb

Blackburn

Period - From

01/07/2024

to

30/06/2025

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 | 8 Amery Av BLACKBURN 3130      | \$1,460,000 | 16/08/2025   |
| 2 | 61 Pakenham St BLACKBURN 3130  | \$1,600,000 | 23/07/2025   |
| 3 | 59 Pakenham St BLACKBURN 3130  | \$1,561,000 | 14/06/2025   |

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:

05/09/2025 14:28



 4    2    3

**Property Type:** House  
**Land Size:** 709 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending June 2025: \$1,635,000

## Comparable Properties



**8 Amery Av BLACKBURN 3130 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**61 Pakenham St BLACKBURN 3130 (REI)**

**Agent Comments**

 4    1    -

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** House



**59 Pakenham St BLACKBURN 3130 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,561,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx