

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

4/26 WOLSELEY CRESCENT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

5/6-10 STATION STREET BLACKBURN VIC 3130	\$655,000	12-Dec-24
2/29 BALDWIN ROAD BLACKBURN VIC 3130	\$630,000	09-Dec-24
1/49 LABURNUM STREET BLACKBURN VIC 3130	\$835,000	27-Feb-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: 29 April 2025

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**5/6-10 STATION STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price **\$655,000** Sold Date **12-Dec-24**

Distance **0.86km**



**2/29 BALDWIN ROAD BLACKBURN
VIC 3130**

 2  1  1

Sold Price **\$630,000** Sold Date **09-Dec-24**

Distance **1.07km**



**1/49 LABURNUM STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price ^{RS} **\$835,000** Sold Date **27-Feb-25**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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