

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 Hetrel Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Blackburn South

Period - From 01/04/2024

to 31/03/2025

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	7 Freda Ct BLACKBURN SOUTH 3130	\$1,202,000	31/05/2025
2	6 Lana St BLACKBURN SOUTH 3130	\$1,210,000	24/05/2025
3	29 Bermuda Dr BLACKBURN SOUTH 3130	\$1,170,000	05/04/2025

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:

06/06/2025 11:27

4 Hetrel Court, Blackburn South Vic 3130

Harcourts

William Zhu

03 9842 8000

0402 298 130

william.zhu@harcourts.com.au



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Rooms: 7

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

Year ending March 2025: \$1,365,000

Comparable Properties



7 Freda Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

🛏 3 🚿 2 🚗 3

Price: \$1,202,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 568 sqm approx



6 Lana St BLACKBURN SOUTH 3130 (REI)

Agent Comments

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Price: \$1,210,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 533 sqm approx



29 Bermuda Dr BLACKBURN SOUTH 3130 (REI)

Agent Comments

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Price: \$1,170,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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