

# 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

44 Gissing Street, Blackburn South 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

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,380,500

Property Type

House

Suburb

Blackburn South

Period - From

25/01/2025

to

25/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
36 Marama St, Blackburn South Vic	\$1,279,000	19/07/2025
42 Lee Ann St, Forest Hill Vic	\$1,205,000	12/07/2025
55 Bennett St, Forest Hill Vic	\$1,225,000	10/07/2025

This Statement of Information was prepared on:

26/07/2025