

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 Sheehans Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,517,000

Property Type House

Suburb Blackburn

Period - From 01/01/2024

to 31/12/2024

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	1/5 Baldwin Rd BLACKBURN 3130	\$1,540,000	22/02/2025
2	1/60 Main St BLACKBURN 3130	\$1,650,000	01/02/2025
3	2/10 Hirst St BLACKBURN 3130	\$1,585,000	14/01/2025

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:

04/03/2025 11:47



4 4 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2024: \$1,517,000

Comparable Properties



1/5 Baldwin Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,540,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)



1/60 Main St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Townhouse (Res)
Land Size: 470 sqm approx



2/10 Hirst St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,585,000
Method: Private Sale
Date: 14/01/2025
Property Type: Townhouse (Single)
Land Size: 280 sqm approx