

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

45 Canora Street, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Blackburn South

Period - From

06/11/2024

to

05/05/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
28 Canterbury Rd, Blackburn South Vic	\$975,000	02/04/2025

This Statement of Information was prepared on:

06/05/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

45 Canora Street, Blackburn South VIC 3130



3 1 1

Property Type: House
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending May 2025: \$1,365,000

Comparable Properties



28 Canterbury Rd, Blackburn South Vic

3 1 2

Price: \$975,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: House
Land Size: 599 sqm approx

Account - Woodards Blackburn | P: 9894 1000