

# 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

59 Stanley Grove, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,380,000

### Median sale price

Median price \$1,524,500

Property Type House

Suburb Blackburn

Period - From 17/02/2024

to

16/02/2025

Source Property Data

### 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	51 Luckie St NUNAWADING 3131	\$1,360,000	14/01/2025
2	9 Morrie Cr BLACKBURN NORTH 3130	\$1,355,000	29/11/2024
3	81 Esdale St NUNAWADING 3131	\$1,365,000	26/08/2024

**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:

17/02/2025 10:47

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**Indicative Selling Price**

\$1,300,000 - \$1,380,000

**Median House Price**

17/02/2024 - 16/02/2025: \$1,524,500

**Property Type:****Land Size:** 1002 sqm approx**Agent Comments**

## Comparable Properties

**51 Luckie St NUNAWADING 3131 (REI)****Agent Comments****Price:** \$1,360,000**Method:** Private Sale**Date:** 14/01/2025**Property Type:** House**Land Size:** 917 sqm approx**9 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)****Agent Comments****Price:** \$1,355,000**Method:** Sold Before Auction**Date:** 29/11/2024**Property Type:** House (Res)**Land Size:** 748 sqm approx**81 Esdale St NUNAWADING 3131 (REI/VG)****Agent Comments****Price:** \$1,365,000**Method:** Private Sale**Date:** 26/08/2024**Property Type:** House**Land Size:** 702 sqm approx**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613