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

79 Holland Road, Blackburn South Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ing		
Range betwee	\$1,480,000		&		\$1,580,000			
Median sale p	rice							
Median price	\$1,442,000	Pro	operty Type	Hou	se		Suburb	Blackburn South
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9 Medhurst St BURWOOD EAST 3151	\$1,450,000	17/04/2025
2	29 Naramah St FOREST HILL 3131	\$1,588,000	22/01/2025
3	172 Holland Rd BURWOOD EAST 3151	\$1,265,000	16/11/2024

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:

09/05/2025 12:00



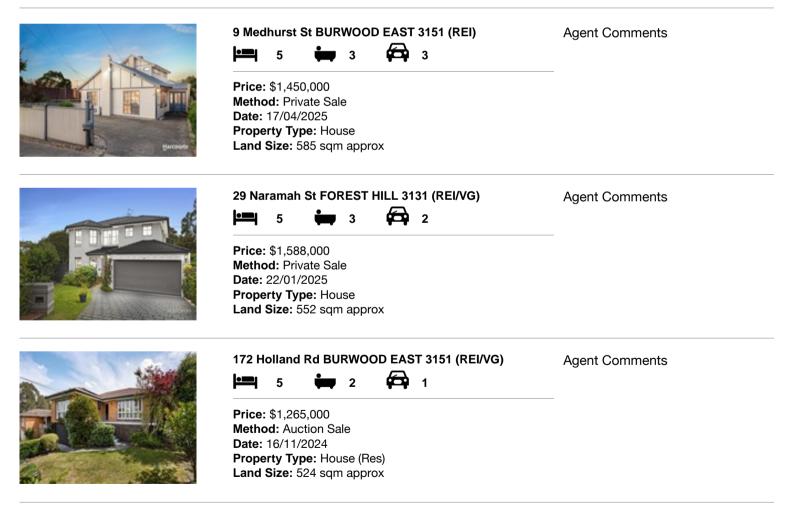






Property Type: House Land Size: 778 sqm approx Agent Comments Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price March quarter 2025: \$1,442,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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