

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

19 Larch Street, Blackburn VIC 3130

Indicative selling price

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

Single price \$2,330,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Blackburn

Period - From 20/10/2025

to 19/04/2026

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
9 John St, Blackburn Vic	\$2,237,000	28/03/2026
19 Clifton St, BLACKBURN Vic	\$2,356,000	29/11/2025
24b Fuchsia St, Blackburn Vic	\$2,210,000	06/12/2025

This Statement of Information was prepared on:

20/04/2026