

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

4 WIRREANDA COURT BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Blackburn

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

9 JOHN STREET BLACKBURN VIC 3130	\$2,237,000	28-Mar-26
5 NAUGHTON GROVE BLACKBURN VIC 3130	\$1,830,000	28-Mar-26
5 JEFFERY STREET BLACKBURN VIC 3130	\$1,700,000	06-May-26

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 6 months.~~

This Statement of Information was prepared on: 27 July 2026


9 JOHN STREET BLACKBURN VIC 3130

Sold Price

\$2,237,000

Sold Date

28-Mar-26
 4
  2
  -

Distance

1.98km

5 NAUGHTON GROVE BLACKBURN VIC 3130

Sold Price

\$1,830,000

Sold Date

28-Mar-26
 4
  1
  1

Distance

0.54km

5 JEFFERY STREET BLACKBURN VIC 3130

Sold Price

^{RS} **\$1,700,000**

Sold Date

06-May-26
 4
  2
  1

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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