

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

27a Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Blackburn

Period - From 01/04/2025 to 31/03/2026 Source 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.

	Address of comparable property	Price	Date of sale
1	2/15 Tyrrell Av BLACKBURN 3130	\$1,350,000	09/05/2026
2	17 Elder St BLACKBURN 3130	\$1,246,000	02/05/2026
3	3/6 Baldwin Rd BLACKBURN 3130	\$1,202,000	14/03/2026

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:

26/05/2026 10:38



 3
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  2

Property Type: House
Land Size: 400 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 Year ending March 2026: \$1,650,000

Comparable Properties



2/15 Tyrrell Av BLACKBURN 3130 (REI)

Agent Comments

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  2
  2

Price: \$1,350,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit



17 Elder St BLACKBURN 3130 (REI)

Agent Comments

 3
  1
  1

Price: \$1,246,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 404 sqm approx



3/6 Baldwin Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,202,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: Unit
Land Size: 306 sqm approx

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