

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

1A Suffolk Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Blackburn

Period - From 01/07/2025

to

30/06/2026

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	40 Yorkshire St BLACKBURN NORTH 3130	\$1,055,000	22/08/2026
2	2a Nicoll St BLACKBURN NORTH 3130	\$1,081,800	06/05/2026
3	1/10 Hamilton Av BLACKBURN 3130	\$1,180,000	06/05/2026

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:

15/09/2026 11:48



3 2 2

Property Type: House
Land Size: 207 sqm approx
Agent Comments

Indicative Selling Price
 \$990,000 - \$1,080,000
Median House Price
 Year ending June 2026: \$1,620,000

Comparable Properties



40 Yorkshire St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,055,000
Method: Auction Sale
Date: 22/08/2026
Property Type: Townhouse (Res)
Land Size: 194 sqm approx



2a Nicoll St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,081,800
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)
Land Size: 252 sqm approx



1/10 Hamilton Av BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,180,000
Method: Private Sale
Date: 06/05/2026
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

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