

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

38 Wellington Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Blackburn

Period - From 18/08/2025

to

17/08/2026

Source

Property Data

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	5 Wolseley Cr BLACKBURN 3130	\$1,575,000	11/08/2026
2	27 Naughton Gr BLACKBURN 3130	\$1,595,000	09/05/2026
3			

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:

18/08/2026 22:48



 3  1  2

Property Type: House
Land Size: 1050 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
18/08/2025 - 17/08/2026: \$1,580,000

Comparable Properties



5 Wolseley Cr BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,575,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 1106 sqm approx



27 Naughton Gr BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,595,000
Method: Auction Sale
Date: 09/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 693 sqm approx

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.

Account - Jellis Craig | P: 03 8843 0200