

# 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

14 Banksia Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Blackburn

Period - From 26/02/2025 to 25/02/2026 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	15 Berl Ct BLACKBURN SOUTH 3130	\$1,260,000	03/01/2026
2	33 Aberdeen Rd BLACKBURN SOUTH 3130	\$1,250,000	13/12/2025
3	19 Branksome Gr BLACKBURN SOUTH 3130	\$1,430,000	08/12/2025

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: 26/02/2026 12:00



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**Property Type:** House  
**Land Size:** 619 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,400,000  
**Median House Price**  
 26/02/2025 - 25/02/2026: \$1,625,000

## Comparable Properties



**15 Berl Ct BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 03/01/2026  
**Property Type:** House  
**Land Size:** 780 sqm approx



**33 Aberdeen Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments

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**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx



**19 Branksome Gr BLACKBURN SOUTH 3130 (VG)**

Agent Comments

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**Price:** \$1,430,000  
**Method:** Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

Account - Barry Plant | P: 03 9874 3355