

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 24 Hastings Avenue, Blackburn South Vic 3130
Including suburb and postcode

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price	\$1,377,500	Property Type	House	Suburb	Blackburn South
Period - From	01/07/2025	to	30/09/2025	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	25 Greenwood St BURWOOD 3125	\$1,750,000	04/10/2025
2	79 Holland Rd BLACKBURN SOUTH 3130	\$1,500,000	05/09/2025
3	12 Andrews St BURWOOD 3125	\$1,400,000	04/09/2025

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:

22/12/2025 12:02

**Property Type:** House (Res)**Land Size:** 920 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

September quarter 2025: \$1,377,500

Comparable Properties

**25 Greenwood St BURWOOD 3125 (REI)****Price:** \$1,750,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** House (Res)**Land Size:** 922 sqm approx

Agent Comments

**79 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)****Price:** \$1,500,000**Method:** Private Sale**Date:** 05/09/2025**Property Type:** House**Land Size:** 778 sqm approx

Agent Comments

**12 Andrews St BURWOOD 3125 (REI/VG)****Price:** \$1,400,000**Method:** Sold Before Auction**Date:** 04/09/2025**Property Type:** House (Res)**Land Size:** 682 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888