

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 164 & 166 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Single price \$2,400,000

Median sale price

Median price \$1,340,000 Property Type House Suburb Blackburn South

Period - From 01/01/2026 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	11 Sylvia St BLACKBURN SOUTH 3130	\$1,195,000	09/05/2026
2	47 Jenner St BLACKBURN SOUTH 3130	\$1,158,000	07/02/2026
3	9 Somerset Ct BLACKBURN SOUTH 3130	\$1,195,000	07/02/2026

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: 02/06/2026 09:45



 6  2  4

Property Type:
House/Development
Land Size: 1218 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000
Median House Price
March quarter 2026: \$1,340,000

Comparable Properties



11 Sylvia St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,195,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 553 sqm approx



47 Jenner St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,158,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx



9 Somerset Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,195,000
Method: Auction Sale
Date: 07/02/2026
Rooms: 13
Property Type: House (Res)
Land Size: 579 sqm approx

Account - Barry Plant | P: 03 9842 8888