

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

188 Holland Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	19 Gareth Dr BURWOOD EAST 3151	\$1,370,000	29/10/2025
2	18 Robert St BURWOOD EAST 3151	\$1,632,000	11/10/2025
3	24 Andrews St BURWOOD 3125	\$1,365,000	13/09/2025

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:

03/07/2026 11:26

**Property Type:** House**Agent Comments**

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.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2026: \$1,340,000

Comparable Properties

**19 Gareth Dr BURWOOD EAST 3151 (REI/VG)****Agent Comments****Price:** \$1,370,000**Method:** Private Sale**Date:** 29/10/2025**Property Type:** House**Land Size:** 590 sqm approx**18 Robert St BURWOOD EAST 3151 (REI/VG)****Agent Comments****Price:** \$1,632,000**Method:** Auction Sale**Date:** 11/10/2025**Property Type:** House (Res)**Land Size:** 586 sqm approx**24 Andrews St BURWOOD 3125 (REI/VG)****Agent Comments****Price:** \$1,365,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**Land Size:** 662 sqm approx**Account - Barry Plant | P: 03 9874 3355**