

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

21 Wolseley Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,455,000

Property Type

House

Suburb

Blackburn

Period - From

01/04/2026

to

30/06/2026

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	20 Glen Ebor Av BLACKBURN 3130	\$1,250,000	02/07/2026
2	37 Salisbury Av BLACKBURN 3130	\$1,340,000	29/08/2026
3	76 Pakenham St BLACKBURN 3130	\$1,356,880	12/08/2026

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:

22/09/2026 12:09



 3  1  2

Property Type: House
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2026: \$1,455,000

Comparable Properties

20 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,250,000
Method:
Date: 02/07/2026
Property Type: House



37 Salisbury Av BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,340,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)
Land Size: 681 sqm approx



76 Pakenham St BLACKBURN 3130 (REI)

Agent Comments

 4  1  3

Price: \$1,356,880
Method: Private Sale
Date: 12/08/2026
Property Type: House
Land Size: 627 sqm approx

Account - Barry Plant | P: 03 9874 3355