

# 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

3/18 Tyrrell Avenue, 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 \$1,250,000

&

\$1,280,000

### Median sale price

Median price \$1,107,000

Property Type Townhouse

Suburb Blackburn

Period - From 20/05/2024

to

19/05/2025

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	3/24 Baldwin Rd BLACKBURN 3130	\$1,285,000	10/05/2025
2	2/2 Tyrrell Av BLACKBURN 3130	\$1,260,000	18/04/2025
3	2b Sergeant St BLACKBURN 3130	\$1,205,000	12/04/2025

**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:

20/05/2025 11:45



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,280,000  
**Median Townhouse Price**  
20/05/2024 - 19/05/2025: \$1,107,000

## Comparable Properties



**3/24 Baldwin Rd BLACKBURN 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** Townhouse (Res)



**2/2 Tyrrell Av BLACKBURN 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 18/04/2025  
**Property Type:** Townhouse (Single)



**2b Sergeant St BLACKBURN 3130 (REI)**

Agent Comments

3   2   2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 304 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800