

## 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

43 MAIN STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,565,500

Property type

House

Suburb

Blackburn

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

59 PAKENHAM STREET BLACKBURN VIC 3130	\$1,561,000	14-Jun-25
15 AMERY AVENUE BLACKBURN VIC 3130	\$1,670,000	06-Sep-25
8 REGAN STREET BOX HILL NORTH VIC 3129	\$1,600,000	09-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 10 September 2025



**59 PAKENHAM STREET  
BLACKBURN VIC 3130**

3 1 1

Sold Price **\$1,561,000** Sold Date **14-Jun-25**

Distance **0.75km**



**15 AMERY AVENUE BLACKBURN  
VIC 3130**

3 2 1

Sold Price <sup>RS</sup> **\$1,670,000** <sup>UN</sup> Sold Date **06-Sep-25**

Distance **1.04km**



**8 REGAN STREET BOX HILL  
NORTH VIC 3129**

3 1 3

Sold Price **\$1,600,000** Sold Date **09-Jun-25**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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