

# 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 Garie 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)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,770,750

Property Type House

Suburb Blackburn

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	48 Salisbury Av BLACKBURN 3130	\$1,580,000	04/03/2026
2	26 Kerr St BLACKBURN 3130	\$1,500,000	28/02/2026
3	9 Wreford Rd BLACKBURN SOUTH 3130	\$1,570,000	22/11/2025

**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:

28/04/2026 11:26



**Property Type:** House  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
March quarter 2026: \$1,770,750

## Comparable Properties



48 Salisbury Av BLACKBURN 3130 (REI)

[Agent Comments](#)



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 04/03/2026  
**Property Type:** House  
**Land Size:** 431 sqm approx



26 Kerr St BLACKBURN 3130 (REI)

[Agent Comments](#)



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



9 Wreford Rd BLACKBURN SOUTH 3130 (REI/VG)

[Agent Comments](#)



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx