

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

15 Vernon Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,370,000 Property Type House Suburb Blackburn South

Period - From 01/04/2025 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	5 Naughton Gr BLACKBURN 3130	\$1,830,000	28/03/2026
2	7 Brazeel St BLACKBURN SOUTH 3130	\$1,904,000	21/02/2026
3	6 Walsham Rd BLACKBURN 3130	\$1,980,000	10/12/2025

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:

21/04/2026 16:56



Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
Year ending March 2026: \$1,370,000

Comparable Properties



5 Naughton Gr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,830,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 1124 sqm approx



7 Brazeel St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,904,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 616 sqm approx



6 Walsham Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,980,000
Method: Private Sale
Date: 10/12/2025
Rooms: 12
Property Type: House (Res)
Land Size: 839 sqm approx