

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

1 Christine Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,377,500

Property Type

House

Suburb

Blackburn South

Period - From

01/07/2025

to

30/09/2025

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	96 Middleborough Rd BLACKBURN SOUTH 3130	\$1,050,000	12/09/2025
2	356 Middleborough Rd BLACKBURN 3130	\$1,020,000	06/09/2025
3	38 Swan St BLACKBURN SOUTH 3130	\$1,200,000	16/08/2025

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:

20/10/2025 12:37

1 Christine Street, Blackburn South Vic 3130

McGrath

Cherie Sun

03 9889 8800

0450 856 663

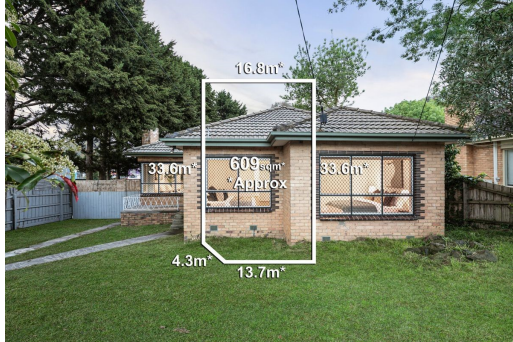
cheriesun@mcgrath.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2025: \$1,377,500



3 1 2

Property Type: House

Land Size: 609 sqm approx

Agent Comments

Comparable Properties



96 Middleborough Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Private Sale

Date: 12/09/2025

Property Type: House

Land Size: 588 sqm approx



356 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

3 1 -

Price: \$1,020,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Land Size: 752 sqm approx



38 Swan St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 608 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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