

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 Hone Avenue, Blackburn South Vic 3130
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Indicative selling price

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

Range between

\$1,000,000

 &

\$1,080,000

Median sale price

Median price

\$1,340,000

 Property Type

House

 Suburb

Blackburn South

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	10 Chamberlin Ct BLACKBURN SOUTH 3130	\$1,100,000	16/06/2026
2	2 Hone Av BLACKBURN SOUTH 3130	\$1,075,000	01/06/2026
3	28 Faulkner St BLACKBURN SOUTH 3130	\$1,100,000	21/02/2026

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:

24/06/2026 11:10



3 1 3

Property Type:
Land Size: 629 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,080,000
Median House Price
 March quarter 2026: \$1,340,000

Comparable Properties



10 Chamberlin Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,100,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 534 sqm approx



2 Hone Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,075,000
Method: Private Sale
Date: 01/06/2026
Property Type: House
Land Size: 611 sqm approx



28 Faulkner St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 616 sqm approx

Account - McGrath Blackburn | P: (03) 8843 0200



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