

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

11 The Ridge, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/12/2025 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	41 Canora St BLACKBURN SOUTH 3130	\$1,610,000	07/02/2026
2	27 Robinlee Av BURWOOD EAST 3151	\$1,450,000	22/12/2025
3	79 Holland Rd BLACKBURN SOUTH 3130	\$1,500,000	05/09/2025

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:

05/03/2026 11:57

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2025: \$1,640,000



 5  3  3

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



41 Canora St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 5  2  2

Price: \$1,610,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 560 sqm approx



27 Robinlee Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

 5  4  1

Price: \$1,450,000

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 585 sqm approx



79 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,500,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 778 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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