

# 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 7 Barker Street, Blackburn South 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 \$1,180,000 & \$1,240,000

### Median sale price

Median price \$1,360,500 Property Type House Suburb Blackburn South

Period - From 01/10/2025 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	34 Rochdale Dr BURWOOD EAST 3151	\$1,200,000	07/03/2026
2	27 Lorraine Dr BURWOOD EAST 3151	\$1,205,000	07/02/2026
3	31 Moona St BURWOOD EAST 3151	\$1,180,000	28/01/2026

**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.~~

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**Indicative Selling Price**

\$1,180,000 - \$1,240,000

**Median House Price**

December quarter 2025: \$1,360,500



**Property Type:**

Agent Comments

## Comparable Properties



**34 Rochdale Dr BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 07/03/2026

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**27 Lorraine Dr BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** House (Res)

**Land Size:** 539 sqm approx



**31 Moona St BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 28/01/2026

**Property Type:** House (Res)

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



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