

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

10 The Ridge, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,626,000

Property Type

House

Suburb

Blackburn

Period - From

01/10/2024

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	79 Holland Rd BLACKBURN SOUTH 3130	\$1,500,000	05/09/2025
2	8 Amery Av BLACKBURN 3130	\$1,460,000	16/08/2025
3	54 Baratta St BLACKBURN SOUTH 3130	\$1,506,000	10/05/2025

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:

27/10/2025 10:57



Rooms: 10

Property Type: House (Res)

Land Size: 701 sqm approx

[Agent Comments](#)

Comparable Properties



79 Holland Rd BLACKBURN SOUTH 3130 (REI/VG)

[Agent Comments](#)



Price: \$1,500,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 778 sqm approx



8 Amery Av BLACKBURN 3130 (REI/VG)

[Agent Comments](#)



Price: \$1,460,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 691 sqm approx



54 Baratta St BLACKBURN SOUTH 3130 (REI/VG)

[Agent Comments](#)



Price: \$1,506,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 662 sqm approx