

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

19 Aldinga Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,180,000

&

\$1,240,000

Median sale price

Median price

\$1,388,000

Property Type

House

Suburb

Blackburn South

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	66 Holland Rd BLACKBURN SOUTH 3130	\$1,180,000	16/08/2025
2	39 Boyd St BLACKBURN SOUTH 3130	\$1,205,000	21/06/2025
3	836 Canterbury Rd BOX HILL SOUTH 3128	\$1,241,000	14/06/2025

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 09:20

19 Aldinga Street, Blackburn South Vic 3130

McGrath

James Lewis

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Indicative Selling Price

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

Median House Price

Year ending September 2025: \$1,388,000



 3  1  1

Rooms: 6

Property Type: House (Res)

Land Size: 716 sqm approx

Agent Comments

Comparable Properties



66 Holland Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,180,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 591 sqm approx



39 Boyd St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,205,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 545 sqm approx



836 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,241,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 814 sqm approx

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



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