

## 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

59A MAPLE STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,524,500

Property type

House

Suburb

Blackburn

Period-from

23 Feb 2024

to

23 Feb 2025

Source

Corelogic

### 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 6 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

1/5 BALDWIN ROAD BLACKBURN VIC 3130	\$1,540,000	22-Feb-25
2/10 HIRST STREET BLACKBURN VIC 3130	\$1,585,000	14-Jan-25
1/19 DEVON DRIVE BLACKBURN NORTH VIC 3130	\$1,500,000	24-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 23 February 2025

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**1/5 BALDWIN ROAD BLACKBURN  
VIC 3130**

 4  2  2

Sold Price <sup>RS</sup> **\$1,540,000** Sold Date **22-Feb-25**

Distance **1.8km**



**2/10 HIRST STREET BLACKBURN  
VIC 3130**

 4  3  2

Sold Price <sup>RS</sup> **\$1,585,000** <sup>UN</sup> Sold Date **14-Jan-25**

Distance **2.43km**



**1/19 DEVON DRIVE BLACKBURN  
NORTH VIC 3130**

 4  3  2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **24-Nov-24**

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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