

## 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

24 DRUMMOND STREET BLACKBURN SOUTH VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Blackburn South

Period-from

09 Apr 2024

to

09 Oct 2024

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 149 ELEY ROAD BLACKBURN SOUTH VIC 3130      | \$1,251,000 | 11-May-24 |
| 21 DRUMMOND STREET BLACKBURN SOUTH VIC 3130 | \$1,265,000 | 10-Aug-24 |
| 26 MARAMA STREET BLACKBURN SOUTH VIC 3130   | \$1,201,000 | 21-Sep-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: 09 October 2024