

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

38 Swan Street, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,373,000

Property Type

House

Suburb

Blackburn South

Period - From

01/04/2025

to

30/06/2025

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	2 Tainton Rd BURWOOD EAST 3151	\$1,160,000	16/07/2025
2	30 Bindy St BLACKBURN SOUTH 3130	\$1,112,000	14/06/2025
3	41 Lawrence St BLACKBURN SOUTH 3130	\$1,188,000	10/06/2025

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:

21/07/2025 11:32

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2025: \$1,373,000



Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx
Agent Comments

Comparable Properties



2 Tainton Rd BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: House (Res)
Land Size: 582 sqm approx



30 Bindy St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,112,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)



41 Lawrence St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,188,000
Method: Private Sale
Date: 10/06/2025
Property Type: House

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



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