

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

4 Crimson Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	36 Marama St BLACKBURN SOUTH 3130	\$1,279,000	19/07/2025
2	4 Hetrel Ct BLACKBURN SOUTH 3130	\$1,375,000	19/07/2025
3	39 Boyd St BLACKBURN SOUTH 3130	\$1,205,000	21/06/2025

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 11:39



Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



36 Marama St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,279,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)

Land Size: 678 sqm approx



4 Hetrel Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,375,000

Method: Auction Sale

Date: 19/07/2025

Property Type: House (Res)



39 Boyd St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 545 sqm approx