

# 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

43 Gerald 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)

Single price \$1,595,000

### Median sale price

Median price \$1,541,000

Property Type House

Suburb Blackburn

Period - From 29/12/2024

to 28/06/2025

Source pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
119 Lake Rd, Blackburn Vic	\$1,730,000	12/04/2025
17 Rosalind Cr, Blackburn Vic	\$1,325,000	28/02/2025
50 Diosma Cr, Nunawading Vic	\$1,685,000	01/05/2025

This Statement of Information was prepared on:

30/06/2025