

# 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

15 Abercromby Road, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,380,500 Property Type House Suburb Blackburn South

Period - From 01/07/2024 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	32 Westminster CI BLACKBURN SOUTH 3130	\$1,610,000	11/06/2025
2	44 Swan St BLACKBURN SOUTH 3130	\$1,750,000	12/04/2025
3	13 Lee Ann St BLACKBURN SOUTH 3130	\$1,622,000	05/04/2025

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:

28/07/2025 12:06



 4  2  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 565 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
Year ending June 2025: \$1,380,500

## Comparable Properties



**32 Westminster CI BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** House



**44 Swan St BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**13 Lee Ann St BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$1,622,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700