

# 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

12 Raleigh Street, 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 \$1,750,000 & \$1,900,000

### Median sale price

Median price \$1,376,050 Property Type House Suburb Blackburn South

Period - From 01/01/2025 to 31/12/2025 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	7 Brazeel St BLACKBURN SOUTH 3130	\$1,904,000	21/02/2026
2	40 Vicki St BLACKBURN SOUTH 3130	\$1,830,000	13/12/2025
3	6 Ashley Ct FOREST HILL 3131	\$2,168,888	15/11/2025

**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:

25/02/2026 10:43



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**Property Type:** House  
**Land Size:** 608 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
Year ending December 2025: \$1,376,050

## Comparable Properties



**7 Brazeel St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

4 4 3

**Price:** \$1,904,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**40 Vicki St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)

**6 Ashley Ct FOREST HILL 3131 (REI/VG)**

**Agent Comments**

5 4 2

**Price:** \$2,168,888  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx

**Account - Jellis Craig | P: 03 88498088**