

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 64 Aldinga Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,900,000 & \$1,990,000

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	9 Marama St BLACKBURN SOUTH 3130	\$2,075,000	13/09/2025
2	56 Baratta St BLACKBURN SOUTH 3130	\$2,080,000	18/10/2025
3			

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.

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Indicative Selling Price

\$1,900,000 - \$1,990,000

Median House Price

Year ending December 2025: \$1,376,050



 4  2  2

Property Type: House

Land Size: 544 sqm approx

Agent Comments

Comparable Properties



9 Marama St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,075,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 701 sqm approx



56 Baratta St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,080,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 595 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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