

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

5 BOYD STREET BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,388,500

Property type

House

Suburb

Blackburn South

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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 ALAN STREET BLACKBURN SOUTH VIC 3130	\$1,330,000	06-Dec-25
14 VICTOR CRESCENT FOREST HILL VIC 3131	\$1,335,000	18-Oct-25
5 MARTIN COURT FOREST HILL VIC 3131	\$1,264,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026

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**1 ALAN STREET BLACKBURN
 SOUTH VIC 3130**

 3  2  2

Sold Price ^{RS} **\$1,330,000** Sold Date **06-Dec-25**

Distance **0.16km**



**14 VICTOR CRESCENT FOREST
 HILL VIC 3131**

 3  2  1

Sold Price ^{RS} **\$1,335,000** Sold Date **18-Oct-25**

Distance **1.3km**



**5 MARTIN COURT FOREST HILL
 VIC 3131**

 3  1  1

Sold Price ^{RS} **\$1,264,000** Sold Date **22-Nov-25**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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