

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 9 Vermont Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,360,500 Property Type House Suburb Blackburn South

Period - From 01/10/2025 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	40 Canora St BLACKBURN SOUTH 3130	\$1,515,000	15/11/2025
2	7 Inga St BURWOOD EAST 3151	\$1,550,000	11/10/2025
3	2 Barrina St BLACKBURN SOUTH 3130	\$1,555,000	30/08/2025

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.~~

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Vince Naz
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4 2 3

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

December quarter 2025: \$1,360,500

Comparable Properties



40 Canora St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,515,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 532 sqm approx



7 Inga St BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 1

Price: \$1,550,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 625 sqm approx



2 Barrina St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 4

Price: \$1,555,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 608 sqm approx

Account - RT Edgar Boroondara | P: 88882000