

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

10 Crimson Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,800,000

 &

\$1,850,000

Median sale price

Median price

\$1,378,025

 Property Type

House

 Suburb

Blackburn South

Period - From

14/02/2025

 to

13/02/2026

 Source

Property Data

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 Vicki St BLACKBURN SOUTH 3130	\$1,830,000	13/12/2025
2	15 The Avenue BLACKBURN 3130	\$1,810,000	19/11/2025
3	33 Rustic Av BURWOOD EAST 3151	\$1,838,000	16/09/2025

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:

14/02/2026 14:02

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Indicative Selling Price

\$1,800,000 - \$1,850,000

Median House Price

14/02/2025 - 13/02/2026: \$1,378,025



 5  3  2

Property Type: House

Land Size: 791 sqm approx

Agent Comments

Comparable Properties



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)



15 The Avenue BLACKBURN 3130 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,810,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 959 sqm approx



33 Rustic Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,838,000

Method: Sold Before Auction

Date: 16/09/2025

Property Type: House (Res)

Land Size: 338 sqm approx

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



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