

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

13 Bindy Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,180,000

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	39 Lee Ann St FOREST HILL 3131	\$1,080,000	03/12/2025
2	3 Lloyd Ct BLACKBURN SOUTH 3130	\$1,103,000	20/11/2025
3	13 Grange Rd BLACKBURN SOUTH 3130	\$1,160,000	08/11/2025

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:

27/01/2026 13:43



Rooms: 5

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



39 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,080,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 617 sqm approx



3 Lloyd Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,103,000

Method: Sold Before Auction

Date: 20/11/2025

Property Type: House (Res)

Land Size: 609 sqm approx



13 Grange Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 588 sqm approx