

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 36 Drummond 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 & \$1,200,000

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	5 Marama St BLACKBURN SOUTH 3130	\$1,100,000	28/11/2025
2	13 Jackson St FOREST HILL 3131	\$1,155,000	30/10/2025
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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: 25/03/2026 15:02



Property Type: HOUSE
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2025: \$1,376,050

Comparable Properties



5 Marama St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 696 sqm approx



13 Jackson St FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,155,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 697 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.