

# 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 29 Hastings Avenue, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,370,000 Property Type House Suburb Blackburn South

Period - From 01/04/2025 to 31/03/2026 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	9 Rodney CI BLACKBURN SOUTH 3130	\$1,200,000	18/04/2026
2	18 Shaun Av BLACKBURN SOUTH 3130	\$1,220,000	09/04/2026
3	87 Canterbury Rd BLACKBURN 3130	\$1,155,000	28/03/2026

**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: 22/04/2026 17:35



**Property Type:** House

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**9 Rodney CI BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**18 Shaun Av BLACKBURN SOUTH 3130 (REI)**

Agent Comments



**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 09/04/2026

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**87 Canterbury Rd BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,155,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 608 sqm approx