

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 8 Crimson Avenue, 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 \$1,376,050 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	39 Swan St BLACKBURN SOUTH 3130	\$1,215,000	28/02/2026
2	47 Jenner St BLACKBURN SOUTH 3130	\$1,158,000	07/02/2026
3	5 Marama St BLACKBURN SOUTH 3130	\$1,100,000	28/11/2025

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: 07/04/2026 10:55



Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



39 Swan St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 593 sqm approx



47 Jenner St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,158,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 604 sqm approx



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