

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

2 Horkings Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,380,000

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 | 7 Barker St BLACKBURN SOUTH 3130 | \$1,265,000 | 18/04/2026 |
| 2 | 34 Hastings Av BLACKBURN SOUTH 3130 | \$1,446,000 | 02/04/2026 |
| 3 | 16 Crimson Av BLACKBURN SOUTH 3130 | \$1,305,000 | 14/03/2026 |

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:

24/04/2026 16:37

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Indicative Selling Price

\$1,300,000 - \$1,380,000

Median House Price

Year ending March 2026: \$1,370,000



4 2 1

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



7 Barker St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 1 2

Price: \$1,265,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 632 sqm approx



34 Hastings Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,446,000

Method: Auction Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 749 sqm approx



16 Crimson Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,305,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 588 sqm approx

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