

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 5 Brazeel Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

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	7 Shields Ct BLACKBURN SOUTH 3130	\$2,725,000	14/02/2026
2	20 Naughton Gr BLACKBURN 3130	\$2,470,000	08/02/2026
3	16 Molleton St BLACKBURN 3130	\$2,580,000	14/11/2025

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: 04/03/2026 15:20



5 3 2

Property Type: House (Res)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



7 Shields Ct BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 5 2

Price: \$2,725,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 902 sqm approx



20 Naughton Gr BLACKBURN 3130 (REI)

Agent Comments

5 4 2

Price: \$2,470,000

Method: Auction Sale

Date: 08/02/2026

Property Type: House (Res)

Land Size: 813 sqm approx



16 Molleton St BLACKBURN 3130 (REI/VG)

Agent Comments

6 3 2

Price: \$2,580,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 794 sqm approx