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: 15 Baratta Street, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,360,500 Property Type House Suburb Blackburn South

Period - From 01/10/2025 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	20 Devon St BOX HILL SOUTH 3128	$1,734,000	11/10/2025
2	21 Halsey St BOX HILL SOUTH 3128	$1,480,000	07/11/2025
3			

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: 10/03/2026 11:41

15 Baratta Street, Blackburn South Vic 3130

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2025: $1,360,500

Comparable Properties



20 Devon St BOX HILL SOUTH 3128 (REI/VG)

4 2 2

Price: $1,734,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments



21 Halsey St BOX HILL SOUTH 3128 (REI/VG)

4 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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.

Account - Heavyside

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