

# 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 4/73 Laburnum Street, Blackburn 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 \$750,000 & \$825,000

### Median sale price

Median price \$1,650,000 Property Type House Suburb Blackburn

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	12/12 John St BLACKBURN 3130	\$850,000	11/04/2026
2	6/86 Main St BLACKBURN 3130	\$812,000	31/01/2026
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: 14/05/2026 13:57

4/73 Laburnum Street, Blackburn Vic 3130

Stefan Cook  
0423 858 058  
stefan@heavyside.co



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending March 2026: \$1,650,000

## Comparable Properties



12/12 John St BLACKBURN 3130 (REI)

Agent Comments

 2  1  2

Price: \$850,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 5

Property Type: Unit

Land Size: 304 sqm approx



6/86 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$812,000

Method: Auction Sale

Date: 31/01/2026

Rooms: 7

Property Type: Unit

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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