

## 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

26 BRAZEEL STREET BLACKBURN SOUTH VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,225,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Blackburn South

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

2 SHAUN AVENUE BLACKBURN SOUTH VIC 3130	\$1,304,101	08-Nov-25
11 CANORA STREET BLACKBURN SOUTH VIC 3130	\$1,300,000	17-Dec-25
1 ALAN STREET BLACKBURN SOUTH VIC 3130	\$1,330,000	06-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026



**2 SHAUN AVENUE BLACKBURN  
SOUTH VIC 3130**

4 3 4

Sold Price

**\$1,304,101**

Sold Date **08-Nov-25**

Distance **0.85km**



**11 CANORA STREET BLACKBURN  
SOUTH VIC 3130**

4 1 2

Sold Price

**\$1,300,000**

Sold Date **17-Dec-25**

Distance **1.37km**



**1 ALAN STREET BLACKBURN  
SOUTH VIC 3130**

3 2 2

Sold Price

**\$1,330,000**

Sold Date **06-Dec-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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