

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

3/18 Tyrrell Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$782,500

Property Type Unit

Suburb Blackburn

Period - From 01/10/2024

to

30/09/2025

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	2/40 Cootamundra Cr BLACKBURN 3130	\$1,040,000	10/07/2025
2	2/131 Surrey Rd BLACKBURN 3130	\$1,051,000	08/06/2025
3	1/18 South Pde BLACKBURN 3130	\$1,123,000	24/05/2025

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:

15/10/2025 14:20

3/18 Tyrrell Avenue, Blackburn Vic 3130



3 bedrooms 2 bathrooms 1 car

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending September 2025: \$782,500

Comparable Properties



2/40 Cootamundra Cr BLACKBURN 3130 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,040,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)
Land Size: 219 sqm approx



2/131 Surrey Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,051,000
Method: Private Sale
Date: 08/06/2025
Property Type: Townhouse (Single)
Land Size: 217 sqm approx



1/18 South Pde BLACKBURN 3130 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,123,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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