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	34 BLACKWOOD STREET TECOMA VIC 3160

Indicative selling price

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

~~Single Price~~		or range between	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$910,000	Property type	House	Suburb	Tecoma
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
68 KAOLA STREET BELGRAVE VIC 3160	$950,000	24-Dec-25
54 KIA-ORA PARADE FERNTREE GULLY VIC 3156	$948,000	31-Jan-26
6 ROSS STREET TECOMA VIC 3160	$940,000	23-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: 15 April 2026

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68 KAOLA STREET BELGRAVE VIC 3160

4 2 1

Sold Price RS $950,000 Sold Date 24-Dec-25

Distance 2.05km



54 KIA-ORA PARADE FERNTREE GULLY VIC 3156

4 2 2

Sold Price RS $948,000 Sold Date 31-Jan-26

Distance 4.21km



6 ROSS STREET TECOMA VIC 3160

4 2 4

Sold Price $940,000 Sold Date 23-Dec-25

Distance 0.54km

RS = Recent sale **UN** = Undisclosed Sale

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