

# 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

24 Bordeaux Avenue, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Blackburn

Period - From

04/08/2024

to

03/02/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
30 Packham Street, Box Hill North	\$1,103,000	19/12/2024
12 Dora Avenue, Blackburn	\$1,050,000	12/12/2024
46 Williams Road, Blackburn	\$1,200,000	23/10/2024

This Statement of Information was prepared on:

04/02/2025