

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

2a Highfield Avenue, Blackburn South Vic 3130

Indicative selling price

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

Single price

\$988,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Blackburn South

Period - From

01/01/2024

to

31/12/2024

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	6 The Terrace BLACKBURN 3130	\$980,000	01/12/2024
2	2/8 Wirreanda Ct BLACKBURN 3130	\$975,000	19/10/2024
3	1/1 Royton St BURWOOD EAST 3151	\$985,000	17/09/2024

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:

28/01/2025 11:38



2 3 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$988,000

Median Unit Price

Year ending December 2024: \$870,000

Comparable Properties



6 The Terrace BLACKBURN 3130 (REI)

Agent Comments

3 2 3

Price: \$980,000

Method: Private Sale

Date: 01/12/2024

Property Type: Townhouse (Single)

Land Size: 140 sqm approx



2/8 Wirreanda Ct BLACKBURN 3130 (VG)

Agent Comments

3 - -

Price: \$975,000

Method: Sale

Date: 19/10/2024

Property Type: Flat/Unit/Apartment (Res)

1/1 Royton St BURWOOD EAST 3151 (VG)

Agent Comments

3 - -

Price: \$985,000

Method: Sale

Date: 17/09/2024

Property Type: Strata Unit/Villa Unit/Townhouse - Single
OYO Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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