

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

2b Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,080,000

&

\$1,140,000

Median sale price

Median price \$1,031,000

Property Type Townhouse

Suburb Blackburn

Period - From 11/03/2024

to

10/03/2025

Source Property Data

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	2a Pakenham St BLACKBURN 3130	\$1,300,000	14/09/2024
2	3/19 Barcelona St BOX HILL 3128	\$1,420,000	02/09/2024
3	3/418 Middleborough Rd BLACKBURN 3130	\$1,109,000	27/07/2024

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:

11/03/2025 14:14



3
 2
 2

Property Type: Townhouse

Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,140,000

Median Townhouse Price

11/03/2024 - 10/03/2025: \$1,031,000

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.

Comparable Properties



2a Pakenham St BLACKBURN 3130 (REI/VG)

Agent Comments

3
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 2

Price: \$1,300,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)



3/19 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 02/09/2024

Property Type: Townhouse (Res)

Land Size: 258 sqm approx



3/418 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,109,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

Account - Barry Plant | P: 03 9842 8888