

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

2/22 BEVERLEY CRESCENT BLACKBURN VIC 3130

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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/60 MAIN STREET BLACKBURN VIC 3130	1650000	01-Feb-25
1/2 DOULTON ROAD BLACKBURN VIC 3130	1550000	16-Apr-25
4/17 ELMHURST ROAD BLACKBURN VIC 3130	1405000	29-May-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: 10 June 2025

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1/60 MAIN STREET BLACKBURN
VIC 3130

Sold Price

1650000

Sold Date

01-Feb-25

4

2

2

Distance

1.65km



1/2 DOULTON ROAD BLACKBURN
VIC 3130

Sold Price

^{RS}1550000

Sold Date

16-Apr-25

4

3

2

Distance

0.34km



4/17 ELMHURST ROAD
BLACKBURN VIC 3130

Sold Price

^{RS}1405000^{UN}

Sold Date

29-May-25

4

3

-

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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