

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

2/35 GRANGE ROAD BLACKBURN SOUTH 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 May 2024

to

30 Apr 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

95 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151	\$1,138,000	04-Feb-25
2/203 CANTERBURY ROAD BLACKBURN VIC 3130	\$1,260,000	20-Mar-25
15A VICTOR CRESCENT FOREST HILL VIC 3131	\$1,287,000	29-Mar-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: 13 May 2025



95 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151

 4  2  2

Sold Price

\$1,138,000

Sold Date **04-Feb-25**

Distance

0.9km



2/203 CANTERBURY ROAD BLACKBURN VIC 3130

 4  3  2

Sold Price

\$1,260,000

Sold Date **20-Mar-25**

Distance

1.96km



15A VICTOR CRESCENT FOREST HILL VIC 3131

 4  3  2

Sold Price

^{RS} **\$1,287,000**

Sold Date **29-Mar-25**

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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