Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Gay Street, Blackburn North Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,411,000	Pro	perty Type H	ouse		Suburb	Blackburn North
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	8 Southey St BLACKBURN NORTH 3130	\$1,501,000	09/08/2025
2	5 Brendale Av BLACKBURN NORTH 3130	\$1,476,000	02/08/2025
3	34 Douglas St BLACKBURN NORTH 3130	\$1,290,000	03/07/2025

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:	18/08/2025 10:30



Date of sale







Property Type: House Land Size: 736 sqm approx Agent Comments - the 4th bedroom could be considered a 2nd living or bedroom dependant on buyer wants and needs Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2025: \$1,411,000

Comparable Properties



8 Southey St BLACKBURN NORTH 3130 (REI)

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3







Price: \$1,501,000 Method:

Auction Sale Date:

09/08/2025 Property Type: House (Res) Land Size: 639

sqm approx

Agent Comments



5 Brendale Av BLACKBURN NORTH 3130 (REI)

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4







2

Price: \$1,476,000 **Method:**

Auction Sale **Date**: 02/08/2025 **Property Type**:

House (Res) **Land Size:** 595 sqm approx

Agent Comments



34 Douglas St BLACKBURN NORTH 3130 (REI/VG)

3





2

Price: \$1,290,000 Method:

Private Sale Date:

03/07/2025 **Property Type:** House **Land Size:** 586 sqm

approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355





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