

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 Kent Close, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,411,000

Property Type House

Suburb Blackburn North

Period - From 01/04/2025

to

30/06/2025

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	123 Junction Rd NUNAWADING 3131	\$1,605,000	20/09/2025
2	11 Colwyn Ct DONVALE 3111	\$1,500,000	30/08/2025
3	31 Charlton St BLACKBURN NORTH 3130	\$1,620,000	09/08/2025

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:

01/10/2025 14:35

2 Kent Close, Blackburn North Vic 3130

VICPROP

Maggie Sun

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

June quarter 2025: \$1,411,000



4 2 2

Property Type: House

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



123 Junction Rd NUNAWADING 3131 (REI)

Agent Comments

5 3 1

Price: \$1,605,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 441 sqm approx

11 Colwyn Ct DONVALE 3111 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 660 sqm approx



31 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

4 bedroom 2 bathroom double garage

Price: \$1,620,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 666 sqm approx

Account - VICPROP | P: 03 8888 1011



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