

# 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 Shaun Avenue, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,379,000

Property Type

House

Suburb

Blackburn South

Period - From

29/09/2024

to

28/09/2025

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 | 1 Lee Ann St BLACKBURN SOUTH 3130 | \$1,125,000 | 20/09/2025   |
| 2 | 40 Romoly Dr FOREST HILL 3131     | \$1,160,000 | 25/06/2025   |
| 3 | 79 Vicki St FOREST HILL 3131      | \$1,180,000 | 05/04/2025   |

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:

29/09/2025 14:06

2 Shaun Avenue, Blackburn South Vic 3130



4 2 4

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
29/09/2024 - 28/09/2025: \$1,379,000

## Comparable Properties



**1 Lee Ann St BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



**40 Romoly Dr FOREST HILL 3131 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,160,000  
**Method:** Sold Before Auction  
**Date:** 25/06/2025  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**79 Vicki St FOREST HILL 3131 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx

**Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320**



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