

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 Wirreanda Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,455,000

Property Type House

Suburb Blackburn

Period - From 01/04/2026

to

30/06/2026

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	20 Highfield Av BLACKBURN SOUTH 3130	\$2,400,000	21/03/2026
2	7 Leons Ct BLACKBURN 3130	\$2,322,000	24/02/2026
3	383 Middleborough Rd BOX HILL 3128	\$2,030,000	25/11/2025

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:

10/08/2026 16:09



 4  3  2

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 June quarter 2026: \$1,455,000

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.

Comparable Properties



20 Highfield Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 5  4  3

Price: \$2,400,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 633 sqm approx



7 Leons Ct BLACKBURN 3130 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,322,000
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 561 sqm approx



383 Middleborough Rd BOX HILL 3128 (VG)

Agent Comments

 5  4  2

Price: \$2,030,000
Method: Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9842 8888