

# 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

22 Gardenia Street, Blackburn 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

\$1,650,000

&

\$1,800,000

### Median sale price

Median price

\$1,626,000

Property Type

House

Suburb

Blackburn

Period - From

06/07/2025

to

05/01/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 15 Acacia Av, Blackburn Vic    | \$1,640,000 | 15/12/2025   |
| 15 The Avenue , Blackburn Vic  | \$1,810,000 | 19/11/2025   |
| 43 Main St, Blackburn Vic      | \$1,755,000 | 26/10/2025   |

This Statement of Information was prepared on:

06/01/2026