

# 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

30 Naughton Grove, Blackburn Vic 3130

### Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Blackburn

Period - From 01/01/2025

to 31/03/2025

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	24c Fuchsia St BLACKBURN 3130	\$2,250,000	29/03/2025
2	8 Clarke St BLACKBURN 3130	\$2,130,000	18/12/2024
3	27 Gerald St BLACKBURN 3130	\$2,200,000	22/11/2024

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:

12/05/2025 16:17



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**Property Type:** House  
**Land Size:** 645 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,150,000 - \$2,250,000  
**Median House Price**  
 March quarter 2025: \$1,650,000

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



**24c Fuchsia St BLACKBURN 3130 (REI)**

Agent Comments

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**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 29/03/2025  
**Property Type:** House  
**Land Size:** 650 sqm approx



**8 Clarke St BLACKBURN 3130 (REI/VG)**

Agent Comments

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**Price:** \$2,130,000  
**Method:** Private Sale  
**Date:** 18/12/2024  
**Property Type:** House  
**Land Size:** 788 sqm approx



**27 Gerald St BLACKBURN 3130 (REI/VG)**

Agent Comments

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**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** House  
**Land Size:** 627 sqm approx

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