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	30 Naughton Grove, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,150,000	&	\$2,250,000
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Median sale price

Median price	\$1,650,000	Pro	perty 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

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



Date of sale







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)

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Agent Comments

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)

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Agent Comments

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)

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Price: \$2,200,000 Method: Private Sale

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Agent Comments

Date: 22/11/2024 Property Type: House Land Size: 627 sqm approx

Account - Barry Plant | P: 03 9842 8888





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