

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

32 Gardenia Street, Blackburn VIC 3130

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,541,000

Property Type

House

Suburb

Blackburn

Period - From

29/11/2024

to

28/05/2025

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
14 Parkside St, Blackburn Vic	\$1,806,000	12/04/2025
4 Wellington Av, Blackburn Vic	\$1,935,000	05/04/2025
14 Walsham Rd, Blackburn Vic	\$1,815,000	24/02/2025

This Statement of Information was prepared on:

30/05/2025