Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Gay Street, Blackburn North Vic 3130
2

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	77 Kett St BLACKBURN NORTH 3130	\$1,526,800	17/05/2025
2	48 Elder St BLACKBURN 3130	\$1,677,500	12/04/2025
3	37 Bridgeford Av BLACKBURN NORTH 3130	\$1,650,000	20/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/08/2025 11:21











Property Type: House Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** Year ending June 2025: \$1,300,000

Comparable Properties



77 Kett St BLACKBURN NORTH 3130 (REI)



Agent Comments

Price: \$1,526,800 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 598 sqm approx



48 Elder St BLACKBURN 3130 (REI/VG)





Agent Comments

Price: \$1,677,500 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 696 sqm approx



37 Bridgeford Av BLACKBURN NORTH 3130 (REI/VG)



Price: \$1,650,000 Method: Auction Sale Date: 20/03/2025

Property Type: House (Res) Land Size: 605 sqm approx Agent Comments

Account - Heavyside



