

# 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 Gay Street, Blackburn North 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 \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,300,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/07/2025 23:52

32 Gay Street, Blackburn North Vic 3130

Stefan Cook  
0423 858 058  
stefan@heavyside.co



 4  2  2

**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending June 2025: \$1,300,000

## Comparable Properties



**77 Kett St BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 5  2  2

**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**

 5  3  4

**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)**

**Agent Comments**

 4  2  1

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 20/03/2025  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx

**Account - Heavyside**



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