

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

44 BLIBURG STREET JACANA VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Jacana

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

Address of comparable property	Price	Date of sale
145 LANGTON STREET JACANA VIC 3047	\$756,000	20-Sep-25

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 6 months.

This Statement of Information was prepared on: 27 February 2026

**145 LANGTON STREET JACANA
VIC 3047**

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Sold Price

\$756,000

Sold Date

20-Sep-25

Distance

0.53km**RS** = Recent sale**UN** = Undisclosed Sale

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