

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

56 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,900,000 & \$2,080,000

Median sale price

Median price \$1,673,750 Property Type House Suburb Blackburn

Period - From 01/04/2025 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	1 Molleton St BLACKBURN 3130	\$1,915,000	26/07/2025
2	8 Kevin Av BLACKBURN 3130	\$2,020,000	05/07/2025
3	36 Glen Ebor Av BLACKBURN 3130	\$2,050,000	10/05/2025

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:

29/07/2025 10:40



4 2 2

Property Type: House

Land Size: 1124 sqm approx

Agent Comments

Comparable Properties



1 Molleton St BLACKBURN 3130 (REI)

Agent Comments

4 2 4

Price: \$1,915,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House

Land Size: 869 sqm approx



8 Kevin Av BLACKBURN 3130 (REI)

Agent Comments

5 2 3

Price: \$2,020,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 638 sqm approx



36 Glen Ebor Av BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 1008 sqm approx