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	1/21 Anne Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $889,250 Property Type Unit Suburb Blackburn North

Period - From 13/03/2024 to 12/03/2025 Source Property Data

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	1/17 Lithgow Av BLACKBURN 3130	$852,000	23/11/2024
2			
3			

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: 13/03/2025 15:31

1/21 Anne Street, Blackburn North Vic 3130

Steven Zervas
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3 2 2

Property Type: Villa Unit

Agent Comments

1 x Garage and 1 x OSP

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
13/03/2024 - 12/03/2025: $889,250

Comparable Properties



1/17 Lithgow Av BLACKBURN 3130 (REI/VG)

3 1 1

Price: $852,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

Agent Comments

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.

Account - Heavyside

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