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

Range between $1,600,000 & $1,700,000

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: 04/08/2025 11:21

32 Gay Street, Blackburn North Vic 3130



4 2 2

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)

5 2 2

Price: $1,526,800
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



48 Elder St BLACKBURN 3130 (REI/VG)

5 3 4

Price: $1,677,500
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



37 Bridgeford Av BLACKBURN NORTH 3130 (REI/VG)

4 2 1

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

Agent Comments

Account - Heavyside

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