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	20 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $1,615,000 Property Type House Suburb Blackburn

Period - From 16/01/2025 to 15/01/2026 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	115 Lake Rd BLACKBURN 3130	$2,530,000	21/08/2025
2	14 Maple St BLACKBURN 3130	$2,600,000	18/11/2025
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: 16/01/2026 10:46

20 Naughton Grove, Blackburn Vic 3130



5 4 2

Property Type: House (Res)
Land Size: 813 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
16/01/2025 - 15/01/2026: $1,615,000

Comparable Properties

115 Lake Rd BLACKBURN 3130 (REI)

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Price: $2,530,000
Method:
Date: 21/08/2025
Property Type: House

Agent Comments



14 Maple St BLACKBURN 3130 (REI)

5 3 6

Price: $2,600,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 998 sqm approx

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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