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	4 Ottawa Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,640,000 Property Type House Suburb Blackburn

Period - From 01/10/2025 to 31/12/2025 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	24b Fuchsia St BLACKBURN 3130	$2,210,000	06/12/2025
2	19 Clifton St BLACKBURN 3130	$2,356,000	29/11/2025
3	2a Boongarry Av BLACKBURN 3130	$2,212,500	23/08/2025

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: 02/02/2026 12:37

4 Ottawa Avenue, Blackburn Vic 3130

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2025: $1,640,000

Comparable Properties



24b Fuchsia St BLACKBURN 3130 (REI)

5 2 2

Price: $2,210,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



19 Clifton St BLACKBURN 3130 (REI)

4 2 2

Price: $2,356,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



2a Boongarry Av BLACKBURN 3130 (REI/VG)

4 3 2

Price: $2,212,500
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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