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<br>Including suburb and postcode | 1/43 Glen Ebor Avenue, Blackburn Vic 3130 |

## Indicative selling price

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

Single price $1,525,000

## Median sale price

Median price $1,218,000 Property Type Townhouse Suburb Blackburn

Period - From 12/03/2025 to 11/03/2026 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 | 18 Clare St BLACKBURN 3130 | $1,403,000 | 09/12/2025 |
| 2 | 2 Silverleaf Ct FOREST HILL 3131 | $1,565,000 | 06/12/2025 |
| 3 | 2c Junction Rd BLACKBURN NORTH 3130 | $1,480,000 | 30/11/2025 |

**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: 12/03/2026 19:13

# 1/43 Glen Ebor Avenue, Blackburn Vic 3130



4 3 2

**Property Type:** Townhouse (Single)
**Land Size:** 355 sqm approx

Agent Comments

**Indicative Selling Price**
$1,525,000
**Median Townhouse Price**
12/03/2025 - 11/03/2026: $1,218,000

## Comparable Properties



**18 Clare St BLACKBURN 3130 (REI/VG)**

4 2 2

**Price:** $1,403,000
**Method:** Private Sale
**Date:** 09/12/2025
**Property Type:** House (Res)
**Land Size:** 252 sqm approx

Agent Comments



**2 Silverleaf Ct FOREST HILL 3131 (REI/VG)**

4 2 2

**Price:** $1,565,000
**Method:** Auction Sale
**Date:** 06/12/2025
**Property Type:** House (Res)
**Land Size:** 665 sqm approx

Agent Comments



**2c Junction Rd BLACKBURN NORTH 3130 (REI/VG)**

4 3 2

**Price:** $1,480,000
**Method:** Sold Before Auction
**Date:** 30/11/2025
**Property Type:** House (Res)
**Land Size:** 312 sqm approx

Agent Comments

**Account** - McGrath Box Hill | P: 03 9889 8800

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