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	2/31 Glen Ebor Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $758,750 Property Type Unit Suburb Blackburn

Period - From 01/07/2025 to 30/06/2026 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	2/33 Elmhurst Rd BLACKBURN 3130	$875,000	15/06/2026
2	1/2 Vigilant Av NUNAWADING 3131	$955,800	06/06/2026
3	1/412 Canterbury Rd FOREST HILL 3131	$915,000	23/01/2026

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: 16/07/2026 18:01

2/31 Glen Ebor Avenue, Blackburn Vic 3130

McGrath

James Lewis
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Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending June 2026: $758,750



3 2 2

Property Type: Unit
Land Size: 314 sqm approx

Agent Comments

Comparable Properties



2/33 Elmhurst Rd BLACKBURN 3130 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 15/06/2026
Property Type: Unit

Agent Comments



1/2 Vigilant Av NUNAWADING 3131 (REI/VG)

3 2 2

Price: $955,800
Method: Auction Sale
Date: 06/06/2026
Property Type: Unit
Land Size: 286 sqm approx

Agent Comments



1/412 Canterbury Rd FOREST HILL 3131 (VG)

3 - -

Price: $915,000
Method: Sale
Date: 23/01/2026
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments

Account - McGrath Blackburn | P: 0398771277

REIV THE DIFFERENCE

propertydata .com.au

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