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	2/22A Hamilton Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $765,300 Property Type Unit Suburb Blackburn

Period - From 13/08/2025 to 12/08/2026 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	2/12 Ohara St BLACKBURN 3130	$1,100,000	04/06/2026
2	2/160 Springfield Rd BLACKBURN 3130	$1,160,000	28/03/2026
3	3/6 Baldwin Rd BLACKBURN 3130	$1,202,000	14/03/2026

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: 13/08/2026 12:26

2/22A Hamilton Avenue, Blackburn Vic 3130

JellisCraig



3 2 2

Property Type: Unit
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
13/08/2025 - 12/08/2026: $765,300

Comparable Properties



2/12 Ohara St BLACKBURN 3130 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit
Land Size: 341 sqm approx

Agent Comments



2/160 Springfield Rd BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 248 sqm approx

Agent Comments



3/6 Baldwin Rd BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,202,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: Unit
Land Size: 306 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 8843 0200

REIV THE DIFFERENCE

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