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	2/23 LITHGOW AVENUE BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$720,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$771,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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 6 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
4/73 LABURNUM STREET BLACKBURN VIC 3130	$790,000	19-Jun-26
4/92-94 MAIN STREET BLACKBURN VIC 3130	$762,500	15-May-26
1/1110 WHITEHORSE ROAD BOX HILL VIC 3128	$755,000	07-May-26

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 6 months.~~

This Statement of Information was prepared on: 20 July 2026

OBrien Real Estate

Anthony Molinaro
P 0398942044
M 0411061796
E anthony.molinaro@obre.com.au



4/73 LABURNUM STREET BLACKBURN VIC 3130

2 1 1

Sold Price RS $790,000 Sold Date 19-Jun-26

Distance 0.3km



4/92-94 MAIN STREET BLACKBURN VIC 3130

2 1 1

Sold Price $762,500 Sold Date 15-May-26

Distance 1.28km



1/1110 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 1

Sold Price $755,000 Sold Date 07-May-26

Distance 1.31km

RS = Recent sale **UN** = Undisclosed Sale

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