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	42 Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $1,405,000 Property Type House Suburb Blackburn North

Period - From 01/01/2025 to 31/03/2025 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	5 Peter Av BLACKBURN NORTH 3130	$2,372,000	15/03/2025
2	31 Sandy St NUNAWADING 3131	$1,800,000	09/03/2025
3	5 Sussex St BLACKBURN NORTH 3130	$1,990,000	22/01/2025

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: 29/04/2025 14:43

42 Bridgeford Avenue, Blackburn North Vic 3130



5 2 2

Property Type: House
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
March quarter 2025: $1,405,000

Comparable Properties



5 Peter Av BLACKBURN NORTH 3130 (REI)

4 2 2

Price: $2,372,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



31 Sandy St NUNAWADING 3131 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 09/03/2025
Property Type: House
Land Size: 661 sqm approx

Agent Comments



5 Sussex St BLACKBURN NORTH 3130 (REI)

4 2 1

Price: $1,990,000
Method: Auction Sale
Date: 22/01/2025
Property Type: House
Land Size: 674 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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