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	2a Boongarry Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,673,750 Property Type House Suburb Blackburn

Period - From 01/04/2025 to 30/06/2025 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	25 The Avenue BLACKBURN 3130	$2,157,000	04/06/2025
2	4 Goodwin St BLACKBURN 3130	$2,270,000	14/05/2025
3	89 Pakenham St BLACKBURN 3130	$2,297,000	29/03/2025

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: 21/08/2025 12:55

2a Boongarry Avenue, Blackburn Vic 3130

JellisCraig

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2025: $1,673,750

Comparable Properties



25 The Avenue BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,157,000
Method: Auction Sale
Date: 04/06/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



4 Goodwin St BLACKBURN 3130 (VG)

4 - -

Price: $2,270,000
Method: Sale
Date: 14/05/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



89 Pakenham St BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,297,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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