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	2/16 Gardenia Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,250,000 & $1,320,000

Median sale price

Median price $1,050,000 Property Type Unit 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	2/88 Main St BLACKBURN 3130	$1,325,000	23/08/2025
2	1/12 Ohara St BLACKBURN 3130	$1,300,000	26/07/2025
3	13 Pottery Dr BLACKBURN NORTH 3130	$1,412,000	28/06/2025

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: 02/09/2025 15:09

2/16 Gardenia Street, Blackburn Vic 3130

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: unit
Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,320,000
Median Unit Price
June quarter 2025: $1,050,000

Comparable Properties

2/88 Main St BLACKBURN 3130 (REI)

3 2 2

Price: $1,325,000
Method:
Date: 23/08/2025
Property Type: Unit

Agent Comments

1/12 Ohara St BLACKBURN 3130 (REI)

3 - 2

Price: $1,300,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit
Land Size: 385 sqm approx

Agent Comments



13 Pottery Dr BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,412,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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