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 Gay Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,411,000 Property Type House Suburb Blackburn North

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	8 Southey St BLACKBURN NORTH 3130	$1,501,000	09/08/2025
2	5 Brendale Av BLACKBURN NORTH 3130	$1,476,000	02/08/2025
3	34 Douglas St BLACKBURN NORTH 3130	$1,290,000	03/07/2025

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: 18/08/2025 10:30

2 Gay Street, Blackburn North Vic 3130



4 2 2

Property Type: House
Land Size: 736 sqm approx

Agent Comments - the 4th bedroom could be considered a 2nd living or bedroom dependant on buyer wants and needs

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2025: $1,411,000

Comparable Properties



8 Southey St BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,501,000 **Method:** Auction Sale **Date:** 09/08/2025 **Property Type:** House (Res) **Land Size:** 639 sqm approx

Agent Comments



5 Brendale Av BLACKBURN NORTH 3130 (REI)

4 1 2

Price: $1,476,000 **Method:** Auction Sale **Date:** 02/08/2025 **Property Type:** House (Res) **Land Size:** 595 sqm approx

Agent Comments



34 Douglas St BLACKBURN NORTH 3130 (REI/VG)

3 2 2

Price: $1,290,000 **Method:** Private Sale **Date:** 03/07/2025 **Property Type:** House **Land Size:** 586 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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