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	12 Oliver Avenue, Blackburn Vic 3130

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $1,601,000 Property Type House Suburb Blackburn

Period - From 13/09/2024 to 12/09/2025 Source Property Data

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	36 Glen Ebor Av BLACKBURN 3130	$2,050,000	10/05/2025
2	4 Wellington Av BLACKBURN 3130	$1,935,000	05/04/2025
3			

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: 13/09/2025 16:19

12 Oliver Avenue, Blackburn Vic 3130



4 2 2

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000
Median House Price
13/09/2024 - 12/09/2025: $1,601,000

Comparable Properties

36 Glen Ebor Av BLACKBURN 3130 (REI)

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Price: $2,050,000
Method:
Date: 10/05/2025
Property Type: House

Agent Comments

4 Wellington Av BLACKBURN 3130 (REI)

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Price: $1,935,000
Method:
Date: 05/04/2025
Property Type: House

Agent Comments

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.

Account - Heavyside

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