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 Erli Court, Blackburn Vic 3130

Indicative selling price

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

Range between $950,000 & $1,030,000

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	14 Springfield Rd BLACKBURN 3130	$1,090,000	05/04/2025
2	1/1 Park St BLACKBURN 3130	$1,085,000	05/04/2025
3	4/19 Laburnum St BLACKBURN 3130	$1,100,000	03/04/2025

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: 09/09/2025 10:06

2A Erli Court, Blackburn Vic 3130

Samantha Pascoe
03 9908 5700
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,030,000
Median House Price
June quarter 2025: $1,673,750

Comparable Properties



14 Springfield Rd BLACKBURN 3130 (REI/VG)

2 1 2

Price: $1,090,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments



1/1 Park St BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,085,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments



4/19 Laburnum St BLACKBURN 3130 (REI/VG)

3 1 1

Price: $1,100,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Unit
Land Size: 251 sqm approx

Agent Comments

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

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