

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

8 AMERY AVENUE BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,380,000

&

\$1,518,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Blackburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

54 BARATTA STREET BLACKBURN SOUTH VIC 3130	\$1,506,000	10-May-25
26 LANA STREET BLACKBURN SOUTH VIC 3130	\$1,497,000	15-Mar-25
40 JENNER STREET BLACKBURN SOUTH VIC 3130	\$1,402,500	25-Jan-25

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 6 months.

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**54 BARATTA STREET BLACKBURN
SOUTH VIC 3130**

Sold Price ^{RS} **\$1,506,000** Sold Date **10-May-25**

 4  3  2

Distance **1.29km**



**26 LANA STREET BLACKBURN
SOUTH VIC 3130**

Sold Price **\$1,497,000** Sold Date **15-Mar-25**

 5  3  1

Distance **1.85km**



**40 JENNER STREET BLACKBURN
SOUTH VIC 3130**

Sold Price **\$1,402,500** Sold Date **25-Jan-25**

 4  1  1

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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