

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

2/88 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

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	4/414 Middleborough Rd BLACKBURN 3130	\$1,220,000	05/05/2025
2	4/19 Laburnum St BLACKBURN 3130	\$1,100,000	03/04/2025
3	1/33 Glen Ebor Av BLACKBURN 3130	\$1,075,000	04/02/2025

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:

29/07/2025 16:25

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

June quarter 2025: \$1,050,000



Property Type: Unit

Agent Comments

Comparable Properties



4/414 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 05/05/2025

Property Type: Unit

Land Size: 341 sqm approx



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

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: Unit

Land Size: 251 sqm approx



1/33 Glen Ebor Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 04/02/2025

Property Type: Unit

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